



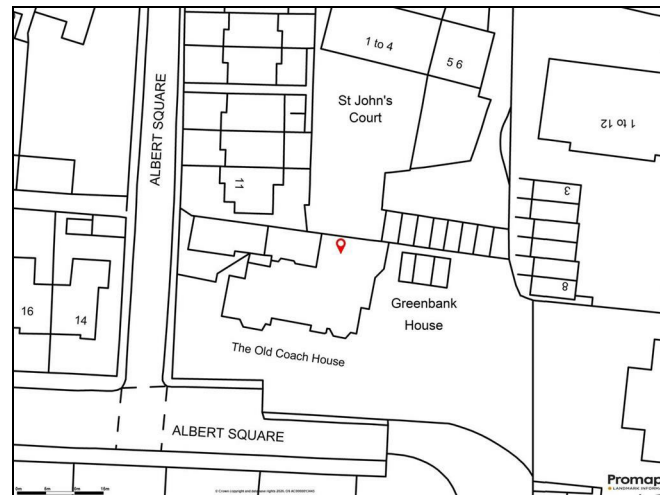
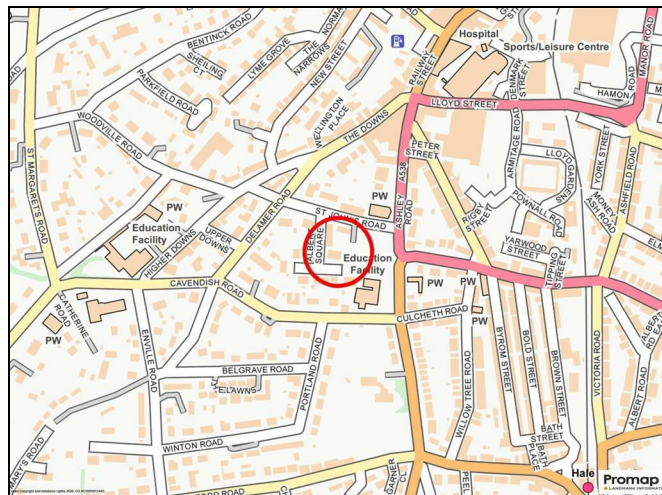
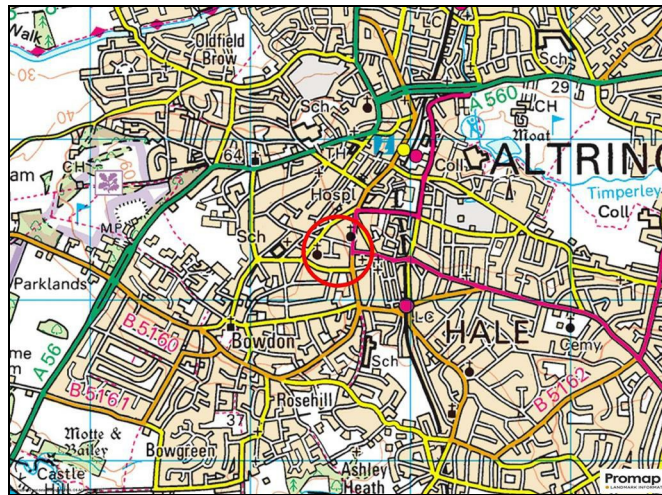
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

Flat 5 Greenbak House, 15 Albert Square Bowdon, Altrincham, WA14 2ND



A WELL PRESENTED, SECOND FLOOR APARTMENT SET WITHIN A PERIOD CONVERSION WITH RESIDENTS' PARKING, DESIRABLY LOCATED WITHIN A MOMENTS WALK OF ALTRINCHAM TOWN CENTRE. 855SQFT

Hall. Open Plan Live In Dining Kitchen. Two Double Bedrooms. Two Bath/Shower Rooms. Resident Parking. Communal Gardens. No Chain.

£300,000

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in detail



An attractive Second floor Flat in a period conversion, superbly located on this enormously desirable road within a moments walk of Altrincham Town Centre with its facilities, the Metrolink and the popular Market Quarter and also within walking distance of Hale Village with its range of fashionable shops, restaurants and bars.



The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a bath with electric shower over, wash hand basin and WC. Tiling to the walls and floors. Opaque window to the right elevation.

Externally, there is Resident's Parking and Greenbank House development is set within well maintained Communal Gardens.



The well presented property extends to some 855 square feet, providing an Entrance Vestibule, Hall, Open Plan Live In Dining Kitchen and Two excellent Bedrooms served by Two Bath/Shower Rooms.

Externally, there is Resident's Parking and Greenbank House development is set within well maintained Communal Gardens.

This property is offered for sale with no chain and could be moved into with a minimum of fuss.

Comprising:

Communal Entrance. Staircase rises to the First floor landing. Private Entrance to Flat Five.

Entrance Vestibule with Cloaks Area. A staircase rises to an Entrance Hall with doors providing access to the Living and Bedroom accommodation. Window to the side elevation. Loft access point with pull down ladder to a part boarded Loft. Video Entry Phone.

Open Plan Live in Dining Kitchen. To the Living and Dining Area, there is a window to the rear elevation. Cast iron gas living flame stove fire to the chimney breast.

The Kitchen Area is fitted with a range of base and eye level units with granite worktops over, inset into which is a sink and drainer unit with mixer tap over. Integrated appliances include a double oven, four ring gas hob with extractor fan over, fridge, freezer, dishwasher and washing machine. The units incorporate a breakfast bar. Window to the rear elevation enjoying far reaching views towards Manchester City Centre.

Principal Bedroom One with windows to the side and rear elevations making this a naturally light and bright room. Built in wardrobes provide excellent hanging and storage space.

This Bedroom enjoys an En Suite Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin and WC. Tiling to the walls and floor. Chrome heated towel rail. Extractor fan.

Bedroom Two with window to the side elevation. Access to extensive roof void storage.



This property is offered for sale with no chain and could be moved into with a minimum of fuss.

- Leasehold - 999 years from 6 January 1978
- Council Tax Band D



Approx Gross Floor Area = 846 Sq. Feet
= 78.7 Sq. Metres

