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INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, continuing over the crossings into the continuation of Ashley Road. At the traffic lights, proceed straight across on to Stamford Road and at the top of Stamford Road, at the Stamford Arms and Griffin Public Houses, turn right into The Firs. Proceed along The Firs and take a second left turning on to St Margarets Road. Proceed to the end of St Margarets Road and the Beech Lawn Development is positioned on the right hand side.



energy efficiency

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		75	78
(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	

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

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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 7 Beech Lawn St. Margarets Road , Altrincham, Cheshire, WA14 2BG



A SUPERBLY SIZED REFURBISHED SECOND FLOOR APARTMENT WITH LIFT, IDEAL FOR THE TOWN CENTRE. 1084SQFT.

HALL. LOUNGE. DINING ROOM/BEDROOM 3. BREAKFAST KITCHEN. TWO DOUBLE BEDROOMS. BATHROOM. WC. PARKING. GARAGE. LOVELY COMMUNAL GARDENS .NO CHAIN.

£395,000

in detail



A beautifully presented and recently refurbished Second Floor Apartment with Lift in this most impressive Development, standing in beautifully manicured Communal Gardens with mature tree screening to all sides and benefiting from no ground rent. The residents mutually own the Freehold of the building.

Positioned in this convenient location within catchment for excellent local schools, including Altrincham, Boys' and Girls' Grammar Schools, Loreto Grammar School and within walking distance to the Metrolink making easy commute to Sale Grammar and Stretford Grammar Schools. In addition, the M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are also nearby

The tastefully appointed Apartment benefits from a recently installed central heating boiler and enjoys superbly proportioned rooms throughout, with the accommodation extends to approximately 1100 sq ft with flexibility to be configured as either a Three Bedroom Apartment with One large Reception Room or a Two Bedroom Apartment with Two Reception Rooms.

Located on the Top Floor, the Apartment enjoys particularly attractive outlooks, with windows to three sides affording much natural light. As well as having extensive storage cupboard space, the Apartment also enjoys Loft storage and a Single Garage.

The property is offered for sale with no chain and is literally ready to move into.

Comprising:

Communal Entrance with entry phone system to the Communal Hall. Staircase and Lift leading to Second Floor Communal Landing with private entrance to Apartment 7.

Long Hall with spotlights to the ceiling and built in cloaks, storage and airing cupboards and with panelled doors leading to the accommodation.

Lounge with four sash design windows to two elevations affording delightful views and having an impressive marble fireplace surround to an electric living flame effect fire. There is halogen spotlighting inset into the corniced ceiling.

Paned double doors open into the Dining Room, also with scope to use as a Third Bedroom and enjoying three sash design windows to two elevations overlooking the Gardens and again having a corniced ceiling.

The Kitchen is fitted with a range of contemporary high gloss units with worktops over and incorporates a breakfast bar. Stainless steel one and half bowl sink and drainer unit with Quooker tap over. Integrated appliances by Neff to include a double oven, five ring gas hob with concealed extractor fan over and Bosch dishwasher. Chrome finish halogen lighting and two sash design windows overlooking the Communal Gardens. Tiled floor.

There are Two excellent Double Bedrooms served by a Bathroom and Guest WC.

Principal Bedroom with extensive contemporary built in wardrobes, drawers and bedside cabinets providing ample hanging and storage space. Two sash design windows overlook the Communal Gardens and there is halogen lighting to the coved ceiling.

Bedroom Two is a good size with built in wardrobes, drawers, dressing table and bedside cabinets providing ample hanging and storage space. Sash window overlooking the Communal Gardens and halogen lighting to the coved ceiling.

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a mixer shower over the bath, WC, a mirror back display recess and cupboard. Halogen spotlighting. In addition to this full Bathroom there is a separate Wash Room with WC and sink.



Approx Gross Floor Area = 1084 Sq. Feet
= 100.5 Sq. Metres

