



**GASCOIGNE
HALMAN**

WOODRIDINGS, THE FIRS, BOWDON

THE AREAS LEADING ESTATE AGENT



WOODRIDINGS, THE FIRS, BOWDON

£425,000

Spacious first floor apartment with two double bedrooms, two bathrooms, modern kitchen, bright lounge, garage, secure parking, and communal gardens in a peaceful, sought-after development.





DESCRIPTION

This beautifully presented first floor apartment offers spacious and contemporary living within a sought-after development. The property features two generous double bedrooms, including a principal bedroom with en suite shower room and a separate family bathroom, both finished to a high standard. The welcoming entrance hall benefits from two useful storage cupboards, leading to a bright and airy lounge and dining area that boasts stunning views across the surrounding area. The modern, fully fitted kitchen comes complete with high quality integrated appliances, providing an ideal space for both cooking and entertaining.

Outside, residents enjoy access to well stocked communal gardens, perfect for relaxing or socialising with neighbours. The property includes allocated secure parking and the rare advantage of a single garage, offering additional storage or parking for a second vehicle. The development is set within a peaceful and well-maintained environment.

LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

LOCAL AUTHORITY

Trafford Borough Council. Tax Band E

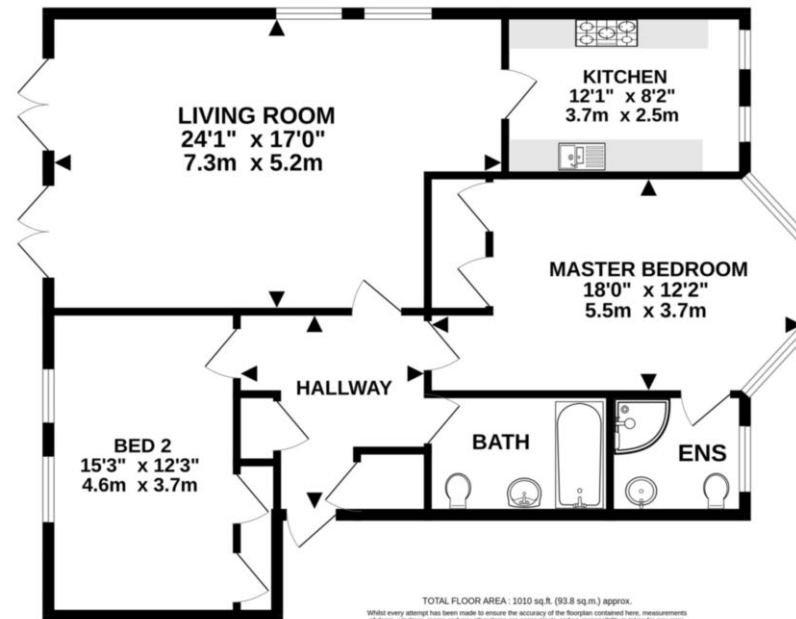
TENURE

Leasehold with an original lease of 999 years from December 1976. There is a service charge payable of £235 per month.

POTSCODE

WA14 2TF

FIRST FLOOR
1010 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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