



APARTMENT 4 FILLEIGH, BARRY RISE | BOWDON

OFFERS IN THE REGION OF £575,000

A spacious first floor apartment with commanding views from two private balconies and occupying a prestigious location within the Devisdale Conservation Area. The superbly presented accommodation briefly comprises recessed porch, private ground floor entrance with storage and stairs to the first floor, entrance hall with storage cupboards, generous sitting room with feature fireplace and balcony, separate dining room with bay window, Shaker style fitted breakfast kitchen with integrated appliances, principle bedroom with balcony, fitted furniture and en suite bathroom/WC, two further double bedrooms with built-in wardrobes and shower room/WC. Gas fired central heating and double glazing. Single garage and allocated resident parking. Landscaped communal grounds.

POSTCODE: WA14 3JS

DESCRIPTION

Filleigh is a prestige development of purpose built apartments standing within mature landscaped grounds and importantly this superbly presented apartment occupies the top floor of a two storey section of the building. The location is ideal being well placed for access to the surrounding network of motorways and Manchester Airport, and a little over a mile into the village of Hale with its range of fashionable restaurants and bars. The comprehensive shopping centre of Altrincham with its highly popular Market Hall lies less than one mile distant and the Metrolink provides a commuter service into Manchester.

The generously proportioned accommodation is approached beyond a recessed porch with its own private entrance and turned spindle balustrade staircase which leads to the first floor and L-shaped entrance hall. The elegant sitting room with the focal point of an attractive polished granite fireplace surround has the added advantage of French windows opening onto a westerly facing balcony accompanied by views over the delightful tree lined grounds. In addition there is a separate dining room which is ideal for formal entertaining and the feature of a bay window overlooking the manicured gardens. The adjacent breakfast kitchen is fitted with hand painted Shaker style units complemented by polished granite work surfaces and matching dining table plus a range of integrated appliances.

The principle bedroom benefits from fitted furniture and French windows opening onto an easterly facing balcony alongside an en suite bathroom/WC. There are two further double bedrooms both with built-in wardrobes served by the family shower room/WC.

Gas fired central heating has been installed together with double glazing.

Externally there is allocated resident parking and a single garage set within well maintaining communal grounds.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Opaque glazed/panelled hardwood front door. Recessed lighting.

PRIVATE ENTRANCE HALL

Cloaks cupboard. Turned spindle balustrade staircase to the first floor. Two timber framed double glazed windows.

FIRST FLOOR

ENTRANCE HALL

Access to the partially boarded loft space via a retractable ladder. Two built-in storage cupboards. Decorative coved cornice. Covered radiator.

SITTING ROOM

20'11" x 15'7" (6.38m x 4.75m)

Polished granite fireplace surround with living flame coal effect gas fire framed in brass. Timber framed double glazed French windows to the balcony. Timber framed double glazed window. Decorative coved cornice. Covered radiator.

DINING ROOM

17'6" x 10'7" (5.33m x 3.23m)

Timber framed double glazed bay window. Decorative coved cornice. Covered radiator.

BREAKFAST KITCHEN

13'9" x 10'1" (4.19m x 3.07m)

Fitted with a range of Shaker style wall and base units beneath polished granite work-surfaces/up-stands and under-mount stainless steel sink with mixer tap. Matching peninsula dining table. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, four ring gas hob with extractor/light above, fridge/freezer and dishwasher. Concealed wall mounted gas central heating boiler. Timber framed double glazed window. Stone effect flooring. Radiator.



BEDROOM ONE

15'4" x 10'3" (4.67m x 3.12m)

Fitted furniture including wardrobes and chest of drawers. Timber framed double glazed French windows to the balcony. Decorative covered cornice. Covered radiator.

EN SUITE BATHROOM/WC

10'3" x 6'6" (3.12m x 1.98m)

Fitted with a white suite comprising panelled bath, vanity wash basin, low-level WC and bidet. Tiled surrounds. Opaque timber framed double glazed window. Recessed lighting.

BEDROOM TWO

11'10" x 9'11" (3.61m x 3.02m)

Built-in wardrobe. Timber framed double glazed window. Decorative covered cornice. Radiator.

BEDROOM THREE

10'3" x 9'11" (3.12m x 3.02m)

Built-in wardrobe. Timber frame double glazed window. Decorative covered cornice. Radiator.

SHOWER ROOM/WC

9'11" x 6'7" (3.02m x 2.01m)

Fitted with a white vanity wash basin and low-level WC. Walk-in tiled shower with thermostatic shower. Opaque timber framed double glazed window. Tiled walls. Radiator.

OUTSIDE

GARAGE

Up and over door.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 years and not subject to a Ground Rent. This should be verified by your Solicitor.

SERVICE CHARGE

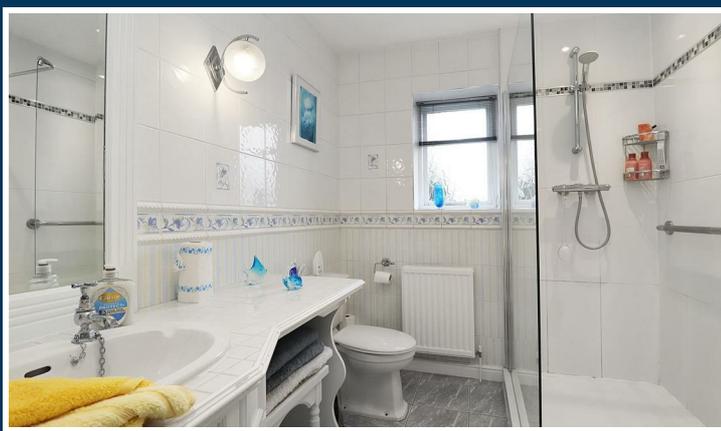
We understand the service charge is approximately £2,943.85 per annum. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band F

NOTE

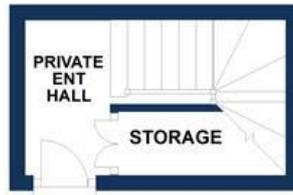
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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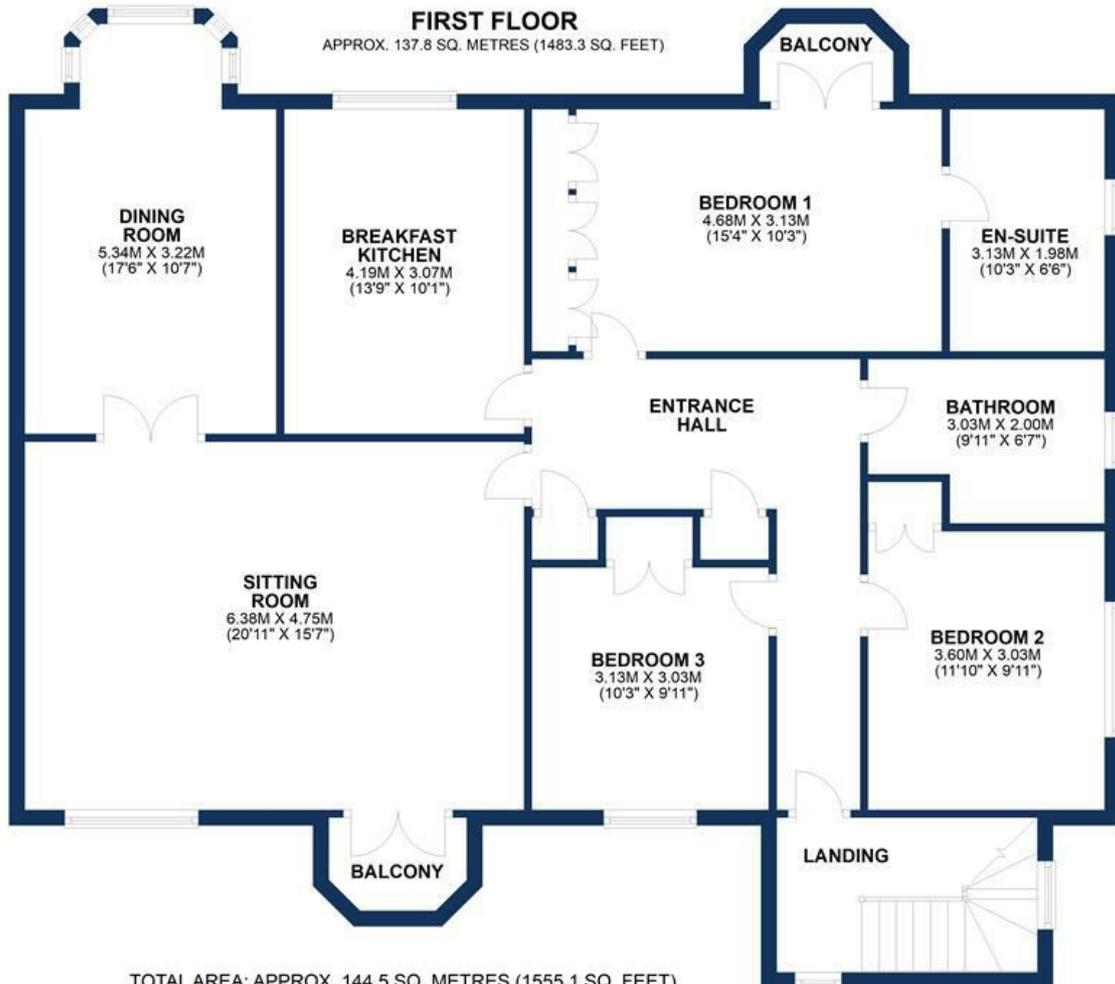
GROUND FLOOR

APPROX. 6.7 SQ. METRES (71.8 SQ. FEET)



FIRST FLOOR

APPROX. 137.8 SQ. METRES (1483.3 SQ. FEET)



TOTAL AREA: APPROX. 144.5 SQ. METRES (1555.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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