



103-111 Wood Lane
Altrincham
WA15 7PG

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Flat 7 Delaheys Lodge
103-111 Wood Lane
Timperley
Altrincham
WA15 7PG



Offers Over £150,000

A MOST ATTRACTIVE GROUND FLOOR APARTMENT WITHIN A HIGHLY REGARDED DEVELOPMENT FOR THOSE AGED 55 AND OVER Really well positioned with double doors leading directly onto the communal gardens. Good sized lounge, kitchen with oven and hob, two bedrooms and a well appointed bathroom with separate shower. Electric heating system plus double glazing. Residents and visitors parking areas. Local shops adjacent plus easy access to the amenities available in Altrincham Town Centre and Timperley Village. Access to the development via Green Lane North.No ongoing vendor chain. Must be viewed to be appreciated. Virtual Tour available.

Communal Entrance Area

With letter boxes for residents. Private access to:

Entrance Hall

With a storage heater. Substantial built in storage cupboards off. Cylinder cupboard.

Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Double glazed window, heater/towel rail and mirror fronted cabinet. Tiled areas. There's also a separate walk-in shower compartment.

Bedroom (1)

With an electric panel heater. There are double glazed windows to two elevations and fitted wardrobe/storage space.

Bedroom (2)

With an electric panel heater and a double glazed window.

Lounge

With an electric storage heater and a coal effect fire is set within a feature fireplace. Double glazed window and double glazed double door gives direct access to a paved patio section and the communal gardens beyond. Door to:

Kitchen

With a single drainer sink unit and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Electric heater, tiled areas and space for appliances. Double glazed window.

Outside

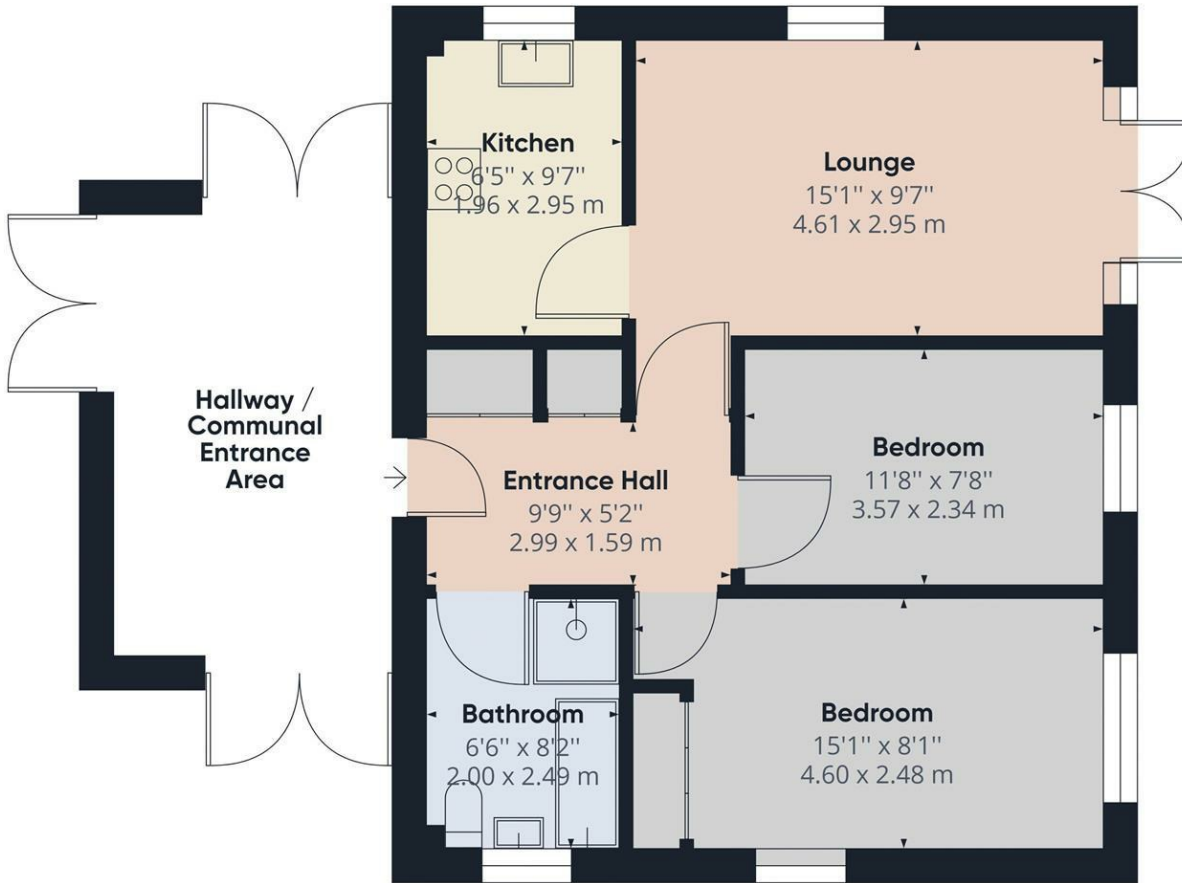
The development is set within well tended communal grounds that incorporate parking areas for residents and visitors.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 125 years from 01/08/1986.

A service charge is payable of £130 pcm. approx.





Approximate total area⁽¹⁾
557.46 ft²
51.79 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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		

DIRECTIONS

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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