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# 2 bedroom flat for sale, Church Court, Cecil Road, Hale WA15 (2300 GBP)

Location **North, Lancashire**
https://www.freeadsz.co.uk/x-165476-z

A well proportioned Ground Floor Apartment within this Two Story purpose built Development ideally located, literally within a few minutes' walk of the shops and facilities within Hale Village.A particular feature is that the property benefits from its own private Front Door as opposed to a Communal Entrance.Internally the well-appointed accommodation comprises of an Open Plan Living and Dining Kitchen, Two Double Bedrooms and a Bathroom.Church Court stands in delightful Communal Gardens principally to the rear which provides lovely views from the Bedroom and Kitchen. There is Resident Parking and a Detached Single Garage.This property is offered For Sale with No Chain.Comprising:A Ground Floor Private Entrance to Apartment 8 leading to an Inner Lobby with UPVC window to the side elevation. A door leads to Living and Bedroom accommodation.24'7â€• x 12'11â€• (max) Living and Dining Kitchen. To the Living area there is a UPVC bow window to the front elevation. Contemporary gas living flame pebble effect fire with granite hearth. Halogen lighting. Coved ceiling.Kitchen Area with two UPVC windows to the rear elevation enjoying views over the rear Communal Gardens. The Kitchen is fitted with a range of base and eye level units with stainless steel handles and concealed lighting with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer units with mixer tap over. Integrated appliances include a stainless steel oven, four ring gas hob and extractor fan, fridge, freezer, washing machine and dishwasher. Tiled floor. Chrome finish halogen lighting.A rear Lobby provides access to Two Double Bedrooms and a Bathroom. Storage cupboard.14'8â€• x 9'3â€• Bedroom One is an excellent size Bedroom with UPVC window to the front elevation. There are fitted wardrobes providing ample hanging and storage space.9'7â€• x 9'6â€• Bedroom Two is another good Double Room to the rear elevation with a UPVC window enjoying views over the Gardens. Chrome finish halogen lighting. Coved ceiling.The Bedrooms are served by a Family Bathroom fitted with a modern white suite with chrome fittings, comprising of a shaped bath, wash hand basin and WC. UPVC window to the rear elevation. Tiled walls and floor. Chrome finish heated towel rail.Externally there is Reserved Resident Parking and the Apartment benefits from a Single Garage on a block to the rear of the Development.The Communal Gardens are a delightful feature mainly laid to lawn with well stocked borders with a variety of plants, shrubs and trees.Directions: From Watersons Hale Office, proceed along Ashley Road in the direction of Ashley and take the third right turning into Cecil Road. Proceed along Cecil Road and after a short distance the Church Court development will be found on the right hand side.Front Elevation 2Entrance HallLiving Room and Dining KitchenLiving Room/Dining Kitchen 2Living AreaLiving Area 2Kitchen AreaKitchen Area 2Rear HallBedroom 1Bedroom 1 Aspect 2Bedroom 1 Aspect 3Bedroom 2Bedroom 2 Aspect 2Bedroom 2 Aspect 3BathroomBathroom Aspect 2OutsideSingle GarageResident ParkingCommunal GardensCommunal Gardens Aspect 2Town PlanStreet PlanSite

0161 884 0456

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