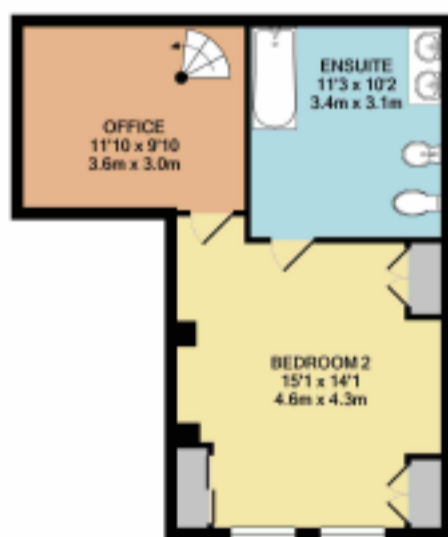




APARTMENT 3, WESTLYNN,  
 DEVISDALE ROAD, BOWDON,  
 CHESHIRE, WA14 2AT

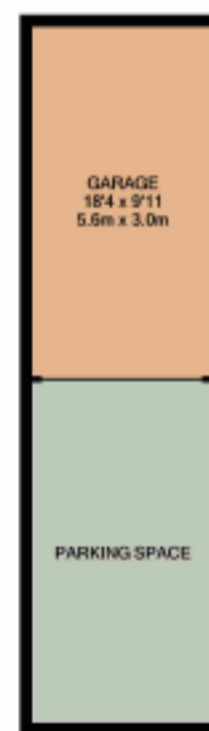
John N  
*Hilditch & Co*



LOWER GROUND FLOOR



GROUND FLOOR



TOTAL APPROX. FLOOR AREA 1797 SQ.FT. (167.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

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## APARTMENT 3, WESTLYNN, DEVISDALE ROAD BOWDON



Occupying a wonderful location on The Devisdale and contained within a classic Victorian apartment conversion, this property has been occupied by our clients for over thirty years and now, whilst in need of some cosmetic modernisation, nonetheless offers excellent accommodation spread over two floors.

### GROUND FLOOR

RECEPTION HALL 23'4" x 10'3" (7.1 x 3.1)  
LIVING ROOM 23'11" x 18'1" (7.3 x 5.5)  
KITCHEN/DINER 16'1" x 13'5" (4.9 x 4.1)  
WC  
MASTER BEDROOM 16'1" x 15'1" (4.9 x 4.6)  
MASTER EN-SUITE 11'3" x 10'2" (3.4 x 3.1)

### LOWER GROUND FLOOR

BEDROOM TWO 15'1" x 14'1" (4.6 x 4.3)  
EN-SUITE BATHROOM 11'3" x 10'2" (3.4 x 3.1)  
OFFICE 11'10" x 9'10" (3.6 x 3)

### EXTERNALLY

GARAGE 18'4" x 9'11" (5.6 x 3)



Briefly the accommodation comprises a welcoming communal entrance, whilst the apartment itself comprises at ground floor level a reception hall, magnificent drawing room with fabulous views across the communal gardens, there is a kitchen/dining room, master bedroom with en-suite, whilst at lower ground floor level is a second double bedroom with en-suite bathroom. Lower ground floor office area. Externally is a single garage with a dedicated car parking space, whilst Westlynn itself sits in fabulously maintained spacious gardens taking full advantage of the mature setting on The Devisdale.

### SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

### TENURE:

### ASSESSMENT:

Trafford Borough Council. Council Tax Band " VACANT POSSESSION UPON COMPLETION

### VIEWING:

By appointment through the Agent.



This area generally is characterised by a mixture of high quality apartment conversions and substantial detached houses. Altrincham's busy market town centre lies within easy striking distance as does Hale with its range of fashionable shops and restaurants. The urban motorway and railway network and International Airport are close at hand and the National Trust land at Dunham is also within easy striking distance.

This apartment retains many of the fine original features contained within the Victorian mansion house and offers spacious accommodation extending to something approaching 1800 sq.ft. Whilst now in need of some modernisation this nonetheless is an excellent opportunity to acquire a substantial property in a top class location.

### DIRECTIONS

From the centre of Altrincham proceed up the main A56 through the yellow speed camera, bearing left into Devisdale Road, Westlynn will be found on the right hand side after approximately three hundred yards.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	75
(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	

