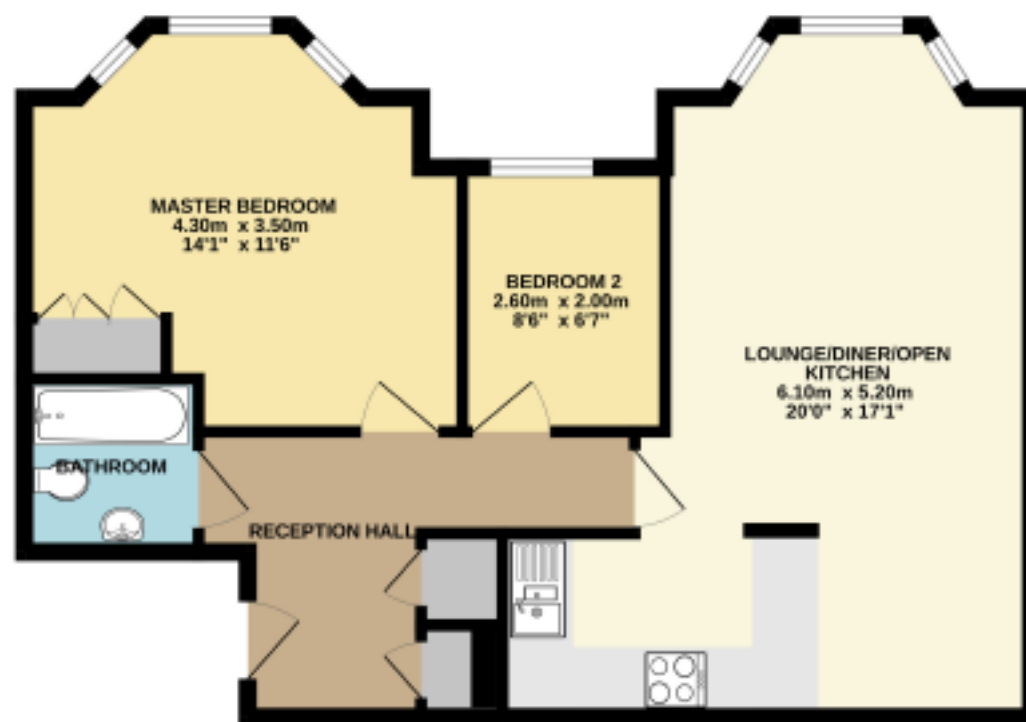




30 NEW COPPER MOSS, ALTRINCHAM,  
CHESHIRE, WA15 8EG



57.7 sq.m. (621 sq.ft.) approx.



**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 57.7 sq.m. (621 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of items, fixtures, fittings 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 not be used as a basis for any prospective purchase. The services, systems and appliances shown hereon are not intended to be guaranteed as to their operability or efficiency over time.  
 Made with Blueprints (2024)

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## 30 NEW COPPER MOSS ALTRINCHAM



Situated in a highly popular development within easy walking distance of both Hale and Altrincham.

This well proportioned first floor purpose built apartment comprises communal entrance with entry phone system, the apartment itself comprises an entrance hallway, good sized open plan living/dining room/kitchen. Two bedrooms and one bathroom and storage cupboard. Externally there are well maintained communal gardens and allocated car parking.

The development generally has been occupied by a mixture of owner occupiers and investors and the communal areas are well kept and provide ample on site car parking.

Hale's fashionable village lies within ten minutes walk as does Altrincham with its busy market town centre and Metro system into Manchester. Schools for all ages serve the area, the Bollin Valley and Green Belt are close by and sporting and recreational facilities abound.

### DIRECTIONS

From the centre of Hale proceed up Westgate to the junction with Hale Road. Continue straight over into Queens Road, follow Queens Road all the way to the bottom where New Copper Moss will be found on Stamford Park Road directly facing.

### FIRST FLOOR

#### RECEPTION HALL

LOUNGE/DINER/OPEN KITCHEN 20'0" x 17'1" (6.10 x 5.20)

MASTER BEDROOM 14'1" x 11'6" (4.30 x 3.50)

BEDROOM TWO 8'6" x 6'7" (2.60 x 2.00)

#### BATHROOM



#### 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		