



27 HALE LOW ROAD | HALE

£515,000

\*\*\*NO ONWARD CHAIN\*\*\*

A traditional bay fronted semi detached family house positioned on a quiet cul de sac with westerly facing rear gardens. The accommodation briefly comprises entrance hall, sitting room with feature fireplace, dining room, fitted kitchen with integrated appliances, three excellent bedrooms and modern bathroom/WC. Gas fired central heating and PVCu double glazing. Off road parking and private gardens to the front and rear. Ideal location within easy reach of Hale village and Altrincham town centre.

POSTCODE: WA15 8BD

## DESCRIPTION

Hale Low Road Road is a cul de sac containing semi detached houses of traditional design set back beyond the grass verge and tree lined carriageway. The location is highly sought after being approximately half a mile distance from the centre of Hale with its range of individual shops, fashionable restaurants and train station and also lies within the catchment area of highly regarded primary and secondary schools. A little further is comprehensive shopping centre of Altrincham with its highly popular Market Hall that contains a variety of establishments including small independent retailers and informal dining options and the Metrolink station which provides a commuter service into Manchester. Furthermore, the area is well placed for the surrounding network of motorways.

This traditional bay fronted family house is generously proportioned throughout and benefits from gas fired central heating and PVCu double glazing.

The accommodation is approached beyond a wide entrance hall with panelled staircase leading to the first floor and provides access to each of the ground floor rooms. Positioned toward the front is a spacious sitting room with the focal point of a tiled fireplace surround and hearth, whilst the adjacent dining room overlooks the delightful rear gardens. The naturally light kitchen is fitted with modern units and integrated appliances and there is external access to the side. In addition, there is a separate storage cupboard positioned off the entrance hall.

At first floor level there are three excellent bedrooms and family bathroom/WC fitted with a white/chrome suite complete with separate shower enclosure.

The grounds incorporate a paved driveway which extends to the side and rear to create a seating area with adjacent lawn surrounded by a fence/hedge perimeter. Importantly with a westerly aspect to allow enjoyment of the sunshine throughout the afternoon and into the evening.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Opaque PVCu double glazed/panelled front door set within a matching surround. Panelled staircase to the first floor. Under-stair storage cupboard with opaque PVCu double glazed window to the side. Wood effect flooring. Coved cornice. Radiator.

#### SITTING ROOM

**13'2" x 11'4" (4.01m x 3.45m)**

Tiled fireplace surround and hearth. PVCu double glazed bay window to the front. Coved cornice. Radiator.

#### DINING ROOM

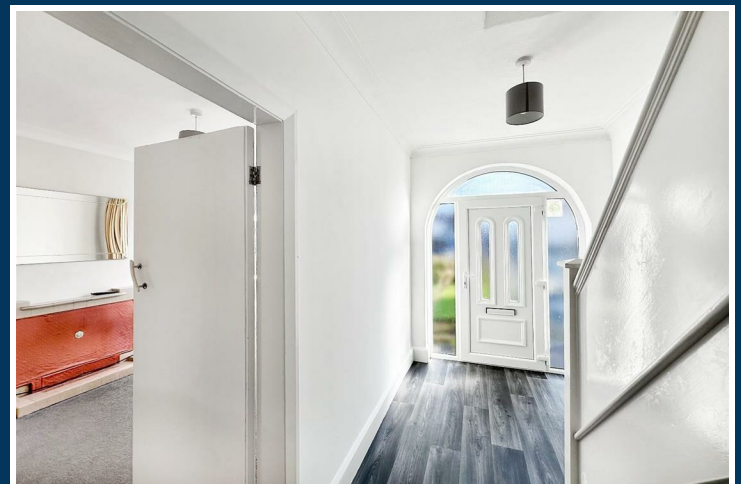
**12'1" x 10'6" (3.68m x 3.20m)**

PVCu double glazed window to the rear. Coved cornice. Radiator.

#### KITCHEN

**15'2" x 7'6" (4.62m x 2.29m)**

Fitted with beech effect wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill and four ring gas hob with stainless steel chimney cooker hood above. Recess for an automatic washing machine and tumble dryer. Space for a fridge/freezer. Hardwood panelled door to the side. Two opaque PVCu double glazed windows to the side. Wood effect flooring.



## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side. Panelled balustrade.

### BEDROOM ONE

12'2" x 10'6" (3.71m x 3.20m)

PVCu double glazed window to the rear. Radiator.

### BEDROOM TWO

11'3" x 10' (3.43m x 3.05m)

PVCu double glazed window to the front. Radiator.

### BEDROOM THREE

8' x 7'5" (2.44m x 2.26m)

PVCu double glazed window to the front. Radiator.

### BATHROOM/WC

8'8" x 7'6" (2.64m x 2.29m)

Fitted with a modern white/chrome suite comprising panelled bath with mixer tap, pedestal wash basin with mixer tap and low-level WC. Wide walk-in tiled shower with thermostatic rain shower plus hand-held attachment. opaque PVCu double glazed window to the side. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

### OUTSIDE

#### STORAGE

Housing the wall mounted gas central heating boiler.

#### SERVICES

All main services are connected.

#### POSSESSION

Vacant possession upon completion.

#### TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

#### COUNCIL TAX

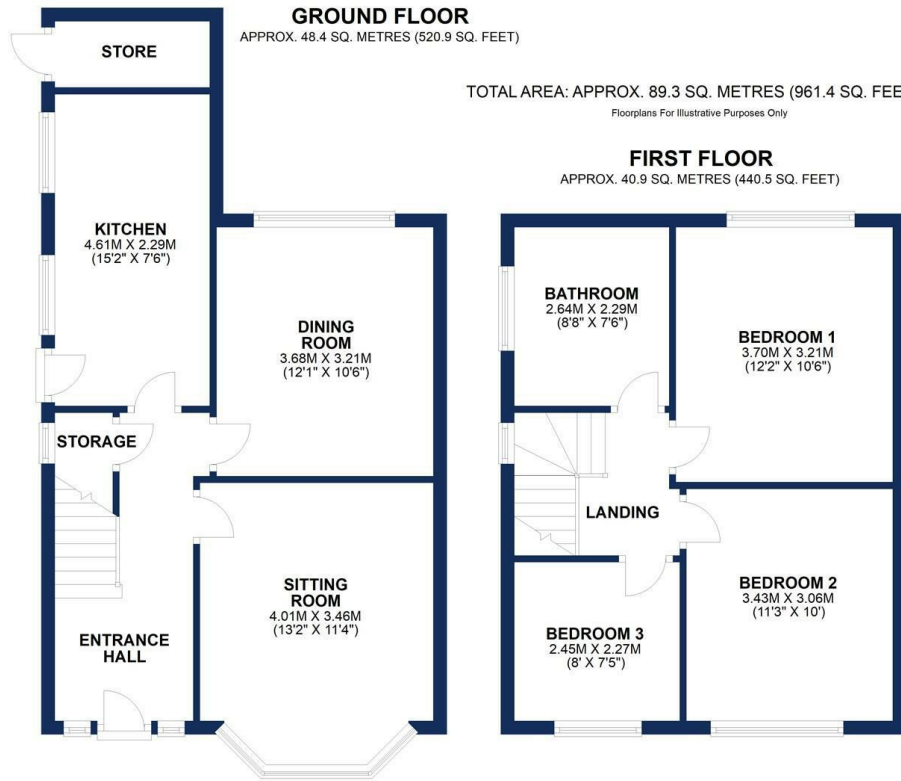
Band D

#### NOTE

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



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



**HALE BARNs**

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

**HALE**

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

**TIMPERLEY**

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM