



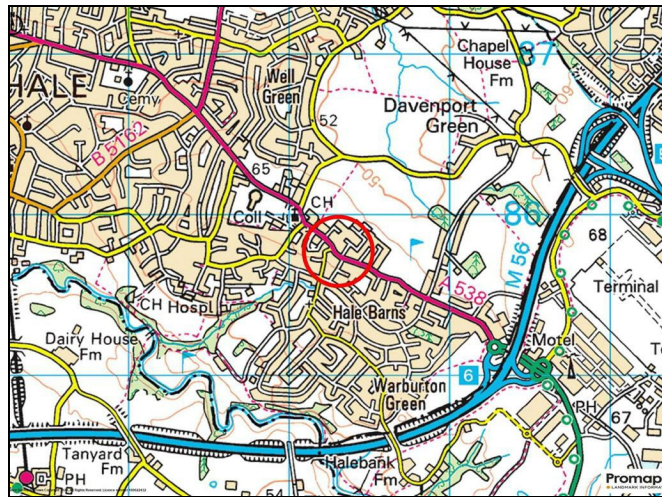
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

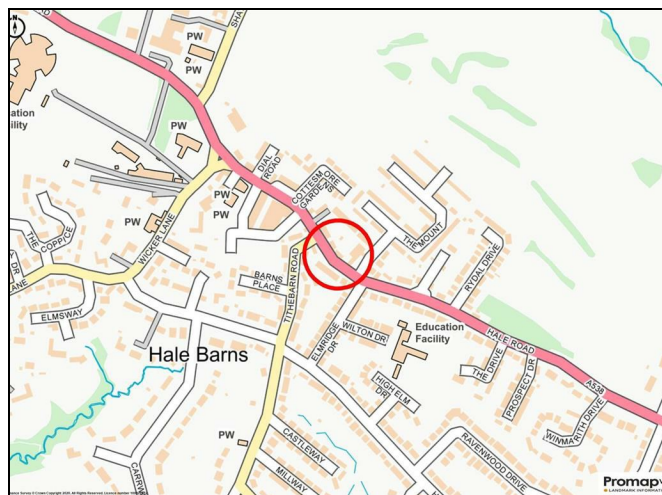


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, turning right at the crossings into Victoria Road. At the end of Victoria Road, turn right onto Hale Road and continue along Hale Road to Hale Barns Village and the property will be found on the left hand side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

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			
		80	
		63	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



WATERSONS

INDEPENDENT ESTATE AGENTS

355 Hale Road Hale Barns, Altrincham, WA15 8SX



A SUPERB VALUE, UPDATED AND IMPROVED TERRACED PROPERTY WITH GOOD SIZED GARDEN, IDEALLY LOCATED FOR HALE BARNES VILLAGE AND ACCESS TO THE MOTORWAY NETWORKS. 1124sqft.

Hall. 275sqft Living and Dining Room. Open Plan Kitchen. Two good sized Bedrooms. Bathroom. Double Chamber Cellars with scope to convert. Gardens. No Chain

Offers Over £300,000

in detail



A fantastic value for money, updated and improved Victorian Terraced property with accommodation arranged over Three Floors, extending to approximately 1124 square feet including Double Chamber Cellars, offering excellent potential to convert, subject to any necessary consents.

The property is located within a moments walk of Hale Barns Village Centre with Booths Supermarket, Costa Coffee, Shay Lane and Wicker Lane Synagogues and Holy Angels Roman Catholic Church in addition to excellent Schools. The M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are nearby.

The property enjoys a 275 square foot Open Plan Living and Dining Room with window to the front and door to the garden and this is in turn Open Plan to the Kitchen with garden aspects and fitted with a range of white laminate fronted units with built in oven, hob and extractor fan.



To the First Floor are Two good sized Bedrooms served by the well appointed Bathroom with a three piece suite in white including a shower end bath.

The Two Chamber Cellars are ideal for use as storage and Utility space and as stated offer fantastic potential.

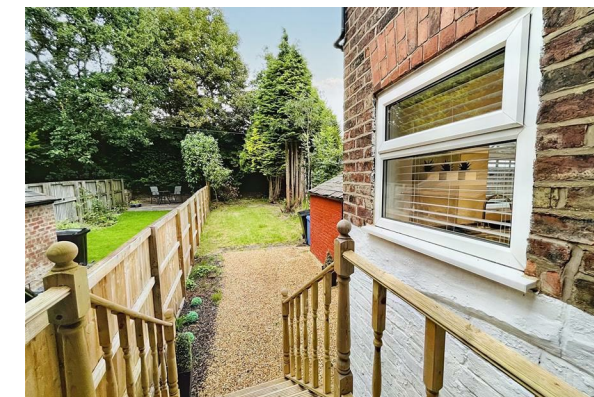
Externally, the property has a Garden frontage whilst the Garden to the rear is of a great size for this type of property, with a gravelled sitting and patio area with good sized lawned Garden beyond, with a backdrop of mature trees within the boundaries of this and neighbouring properties providing a most attractive outlook and excellent privacy.

UPVC double glazing. Gas central heating on a combination boiler.



This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 1124 Sq. Feet
= 104.4 Sq. Metres

