



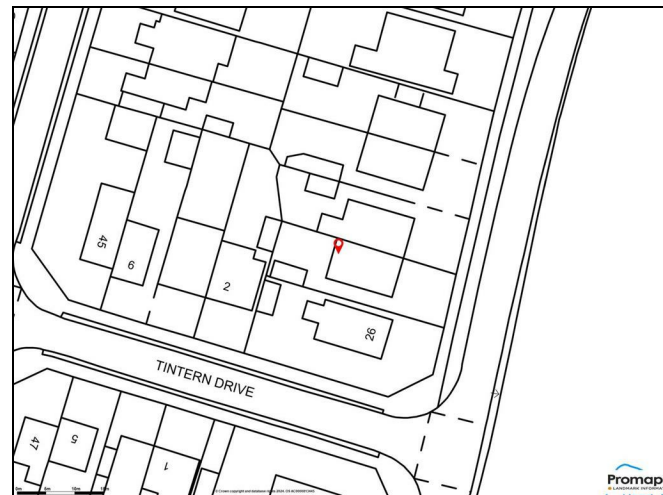
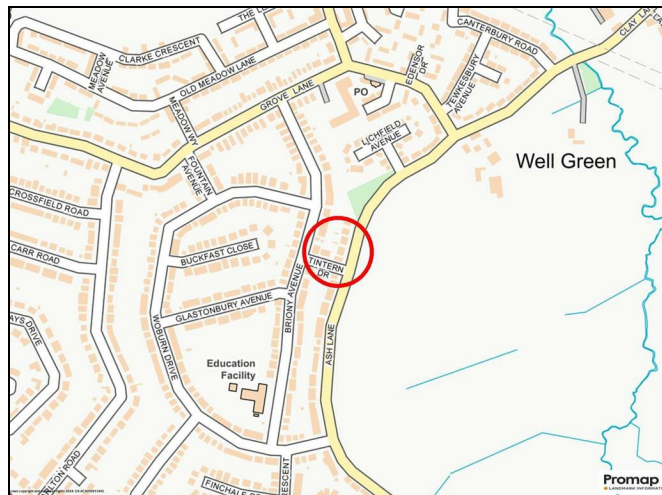
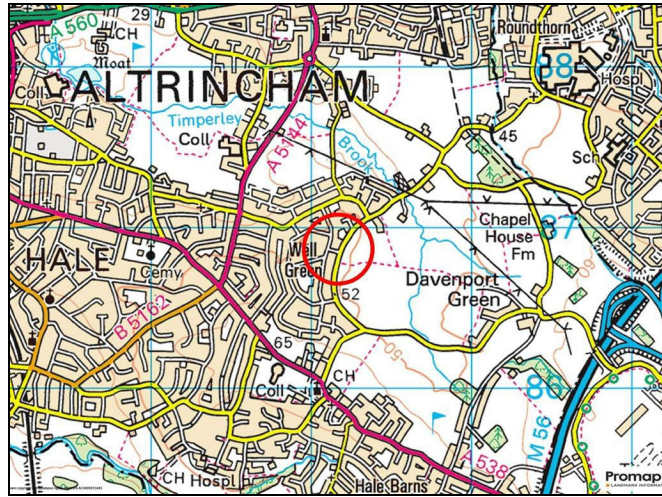
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INDEPENDENT ESTATE AGENTS

# location



# 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			87
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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 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.



INDEPENDENT ESTATE AGENTS

# 24 Ash Lane Hale, Altrincham, WA15 8PB



**A SEMI-DETACHED BUNGALOW IN A POPULAR AREA WITHIN WALKING DISTANCE OF HALE BARNES, LOCAL CONVENIENCE SHOPS AND ENJOYING A SEMI RURAL ASPECT TO THE FRONT.**

**Porch. Hall. Lounge. Dining Kitchen. Rear Hall. Two Double Bedrooms. Shower Room. Long Driveway. Single Garage. Gardens.**

**£465,000**

# in detail



A Semi-Detached Bungalow enjoying an enviable position with an open aspect across fields to the front, located within a popular area within reasonable walking distance of Hale Barns Village with Asda supermarket and Costa Coffee, local convenience shops and the open space of Hale Croft Park.



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

There are several bungalows for sale in this neighbourhood but this is the only one that enjoys the open aspect across fields.



The property has benefited from the installation of UPVC double glazing and offers superbly proportioned rooms throughout.

An internal inspection will reveal:

Canopied Porch. Entrance Hall. Lounge with low ledge picture window enjoying a delightful rural view.

The Kitchen is a naturally light and bright space with windows to three elevations, one enjoying the open, rural view to the front and divided into natural working kitchen and dining spaces by way of a wide opening.

The Kitchen Area has been refitted with a range of cream laminate fronted units with Silestone worktops over. Integrated stainless steel oven, microwave, hob, extractor fan, fridge, freezer, washing machine and dishwasher. Wood finish flooring.

Rear Hall with useful storage cupboard off.

Principal Bedroom with built in wardrobes and a French door and window leading to the delightful rear garden.

Second Double Bedroom.

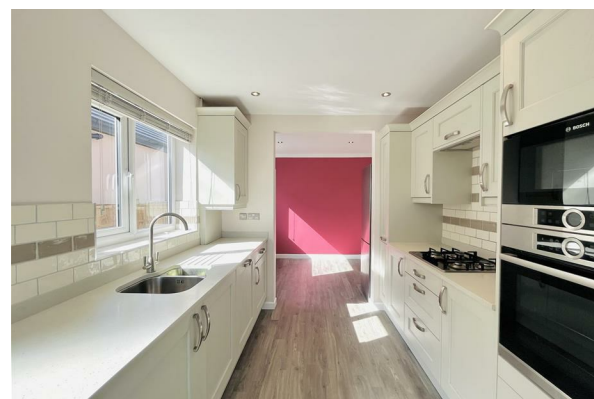
The Bedrooms are served by a Shower Room fitted with white suite of enclosed corner shower cubicle, built in sink unit and WC with toiletry cupboard below. Chrome finish heated towel rail. Window to the side.

Externally, a block paved Driveway returns across the front and down the side of the property providing ample off street Parking and leads to the Detached Single Garage.

The Gardens to the is designed with minimum maintenance in mind, laid to an area of gravel with attractive flower and rose beds.

To the rear, there is a paved patio adjacent to the back of the house and beyond the Garden is laid principally to lawn with well stocked borders. The Garden enjoys a sunny West facing aspect.

UPVC double glazing. Gas central heating.



- Freehold  
- Council Tax Band D



Approx Gross Floor Area = 950 Sq. Feet  
(inc. Garage) = 88.2 Sq. Metres

Approx Gross Floor Area = 793 Sq. Feet  
(exc. Garage) = 73.6 Sq. Metres

