



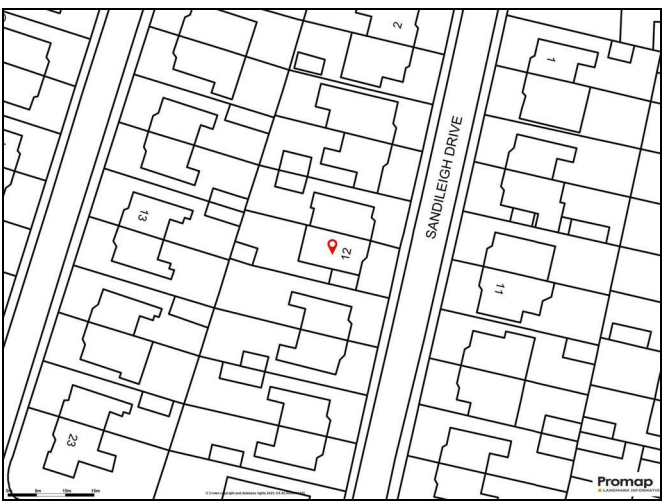
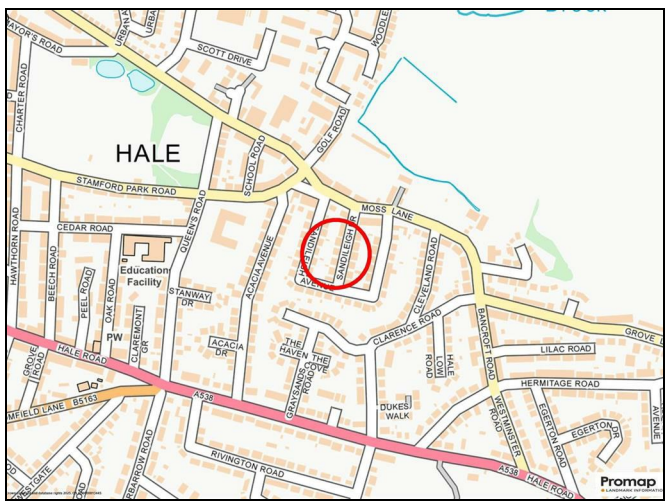
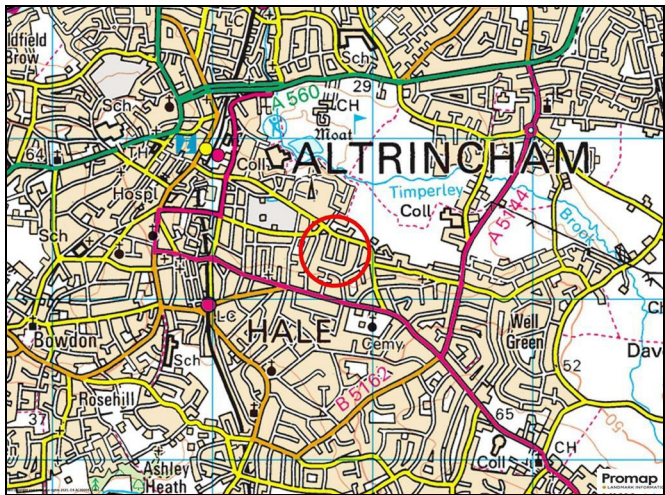
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INDEPENDENT ESTATE AGENTS

# 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			84
(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			
(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

# 12 Sandleigh Drive Hale, Altrincham, WA15 8AS



AN ATTRACTIVE, TRADITIONAL BAY FRONTED, SEMI DETACHED FAMILY HOME OFFERING EXCELLENT POTENTIAL, LOCATED IN THIS POPULAR NEIGHBOURHOOD MIDWAY BETWEEN HALE VILLAGE AND ALTRINCHAM CENTRES. 1153sqft.

Porch. Hall. WC. Lounge. Dining Room. Kitchen. Three Bedrooms. Shower Room. Driveway. Gardens. No Chain.

£525,000



# in detail



An attractive double height, traditional, bay fronted Semi Detached family home cared for and ready to move into yet at the same time offering excellent potential to update, modernise and improve.

The property is located in this popular neighbourhood with Stamford Park and School on the doorstep and approximately equidistant to the centre of Hale with its fashionable shops, restaurants and bars and Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter.



The property offers accommodation arranged over Two Floors extending to approximately 1153 square feet providing a Two Reception Rooms to the Ground Floor in addition to the Kitchen and Three Bedrooms to the First Floor served by a Shower Room.

Externally, a Driveway leads to an attached lean to covered Parking Area, whilst the Gardens to the front and rear are well stocked.

An excellent example of a most popular style of property, in a great location, offered for sale with No Chain.

Comprising:

Enclosed Porch. Hall with staircase to the First Floor and attractive stained glass window features.

Ground Floor WC fitted with a wash hand basin and WC. Window to the side.

Extended Living and Dining Room with patio doors enjoying aspects of and giving access to the garden. Attractive fireplace feature.

Separate Sitting Room with bay window to the front.

Breakfast Kitchen with the Breakfast Area having a window to the side with window seat. The Kitchen Area has a window overlooking the garden and a door leading to the same and is fitted with a range of laminate fronted units with freestanding appliances which maybe available to the incoming purchaser, subject to negotiation. Useful built in storage cupboards.

First Floor Landing serving the Bedrooms and Family Bathroom.

Bedroom One with a bay window to the front and built in wardrobes.

Bedroom Two with window overlooking the rear gardens.

Bedroom Three with a window to the front.

The Bedrooms are served by a Shower Room with an open shower area, vanity unit wash hand basin and WC.



Externally, a Driveway to the front provides off street Parking and leads to the attached covered Parking Area.

The Garden to the rear has paved path and patio areas, enclosing a lawned Garden with deep maturely stocked borders, enclosed with mature hedging.



A lovely family home with excellent potential in a great location, offered for sale with No Chain!

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1153 Sq. Feet  
= 107.2 Sq. Metres

