



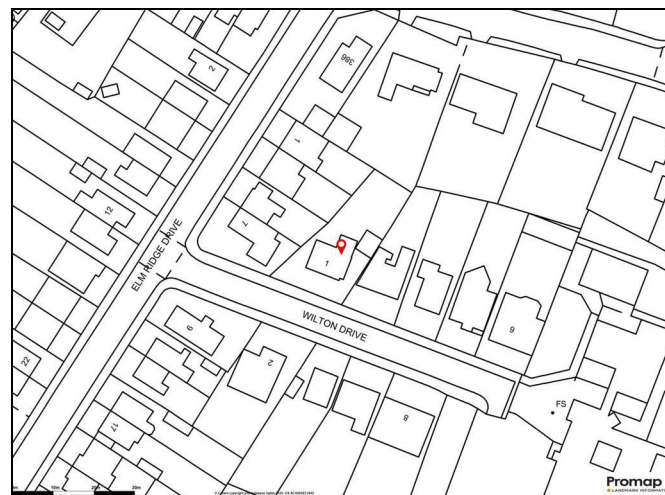
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INDEPENDENT ESTATE AGENTS

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 | | | |
| (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 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 the 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

1 Wilton Drive Hale Barns, Altrincham, WA15 0JF



A TRADITIONAL DOUBLE FRONTED DETACHED BUNGALOW LOCATED ON THIS DESIRABLE CUL-DE-SAC WITHIN A MOMENTS WALK OF HALE BARNS CENTRE.

Porch. Hall. Lounge. Dining Kitchen. Two Double Bedrooms. Shower Room. Driveway. Integral Garage. Good sized Garden.

£500,000

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in detail



A traditional, double fronted Detached Bungalow enjoying a cul de sac position, within a moments walk of the centre of Hale Barns featuring Asda Supermarket, Costa Coffee and The Bulls Head Gastro Pub and also within walking distance of the Synagogues at Shay Lane and Wicker Lane and Holy Angels RC Church.

The well presented property extends to some 1071 sq ft and provides an Entrance Hall, Lounge and Dining Kitchen served by Two Double Bedrooms and a Shower Room.



Externally, there is a paved Driveway providing off road parking leading to an Integral Garage which provides an incoming purchaser the opportunity to convert into additional living accommodation subject to up to date building regulations.

To the rear, the enclosed Gardens are of a good size with a paved patio adjacent to the back of the house and with raised lawn with well stocked borders.

Comprising:

Recessed Porch with composite front door and opaque double glazed insert. Tiled floor.

Entrance Hall with doors providing access to the Living and Bedroom accommodation. Built in cloaks with hanging rail. Loft access point with pull down ladder leading to a useful part boarded storage space.

Lounge with double glazed uPVC frame bay window to the front elevation. Gas living flame coal effect fire with granite hearth. Two double glazed uPVC frame opaque windows. Built in storage cupboard with shelving. Coved ceiling.

Dining Kitchen with part vaulted ceiling and three inset Velux windows. French doors and windows overlook and provide access to the Gardens to the rear. Two additional windows to the side elevation.

The Kitchen area is fitted with an extensive range of base and eye level units with worktops over inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel double oven, four ring gas hob with extractor fan over and fridge. Space for a dishwasher. Tiled floor. Ample space for a dining table and chairs. Courtesy door to Integral Garage.

Bedroom One with double glazed uPVC frame bay window to the front elevation.

Bedroom Two with double glazed uPVC frame window enjoying views over the Gardens to the rear.

The Bedrooms are served by a Shower Room fitted with a white suite and chrome fittings providing an enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin with built in storage below



Externally, there is a paved Driveway providing ample off road parking and a lawned Garden frontage with well stocked borders. Gates provide access to the Integral Garage with two timber doors to the front and internally there is a window overlooking the Gardens and a door provides access to the same.

To the rear, there is a paved Patio Area adjacent to the back of the house accessed via French doors from the Dining Kitchen. Beyond steps lead to a lawned Garden Area enclosed within hedging with well stocked borders.



This property is offered For Sale with No Chain and can be moved into with a minimum of fuss.

FREEHOLD
COUNCIL TAX BAND - E

