



22 CLARENCE ROAD, HALE,  
CHESHIRE, WA15 8SF

John N  
*Hilditch & Co*



**TOTAL FLOOR AREA: 191.1 sq.m. (2057 sq.ft.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

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## 22 CLARENCE ROAD HALE



### DEVELOPMENT OPPORTUNITY

Occupying a highly popular location within walking distance of Hale village, 22 Clarence Road is a substantial bungalow extending in excess of 2,000 sq.ft. as per the attached plan, however, its real potential will be as a residential development site.

We are verbally advised that the plot extends to roughly 0.8 of an acre and therefore developers should satisfy themselves as to the exact measurement of the site and its potential for re-development.

Our clients will consider conditional or unconditional offers for the site, subject to any purchasers providing details of any proposed application.

Clarence Road is characterized by a mixture of predominantly detached and semi detached properties, the site adjacent was developed in 2003 forming a gated development of eleven properties.

The area is handily located for access to Hale and Altrincham, the motorway network is roughly five to ten minutes away and the Metro System into Manchester runs from Altrincham.

### DIRECTIONS

From the centre of Hale proceed up Westgate to the main Hale Road turn right in the direction of Hale Barns and after approximately three hundred yards turn left onto Clarence Road where the property will be found on the right.

### GROUND FLOOR

PORCH  
RECEPTION HALL  
CLOAKS  
UTILITY ROOM  
KITCHEN/DINER 16'1" x 12'2" (4.90 x 3.70)  
SNUG 21'0" x 7'7" (6.40 x 2.30)

LIVING ROOM 21'0" x 13'9" (6.40 x 4.20)  
MASTER BEDROOM 21'0" x 14'5" (6.40 x 4.40)  
EN-SUITE 6'11" x 6'7" (2.10 x 2)  
DRESSING ROOM 9'10" x 6'11" (3 x 2.10)  
BEDROOM TWO 14'9" x 13'9" (4.50 x 4.20)  
BEDROOM THREE 11'10" x 9'10" (3.60 x 3)  
BEDROOM FOUR 9'10" x 9'10" (3 x 3)  
BATHROOM

### LOWER GROUND FLOOR

BASEMENT 14'1" x 13'7" (4.30 x 4.15)  
WC  
BOILER ROOM

### SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

### TENURE:

### ASSESSMENT:

Trafford Borough Council. Council Tax Band " VACANT POSSESSION UPON COMPLETION

### VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		