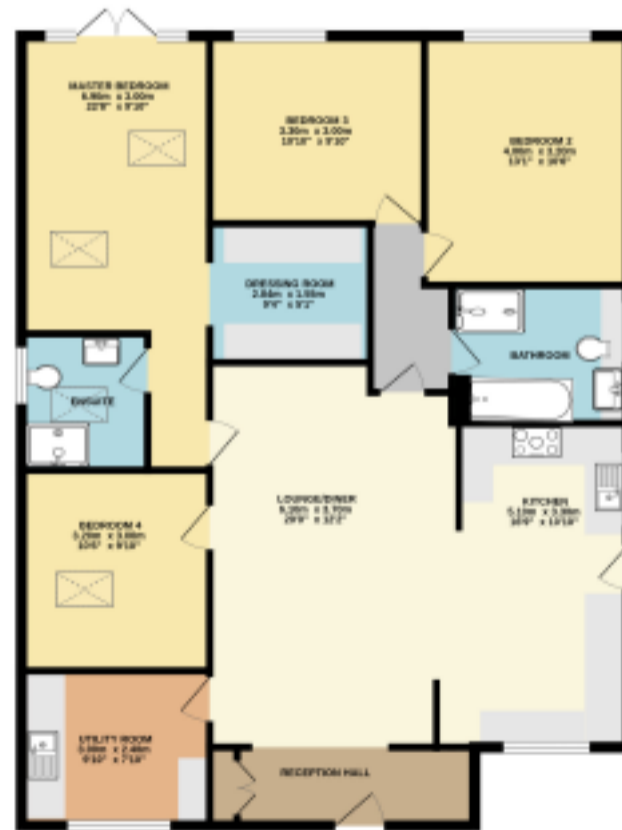




63 MELROSE CRESCENT, HALE,  
CHESHIRE, WA15 8NQ

John N  
*Hilditch & Co*

Ground Floor  
117.4 sq.m. (1264 sq.ft.) approx.



74 Melrose Crescent  
TOTAL FLOOR AREA: 117.4 sq.m. (1264 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, the measurements of the floor plan are not intended to be used as a basis for any legal proceedings. The floor plan is provided for information only and should not be used as a basis for any legal proceedings. The vendor, vendor's agents and agents do not accept any liability for any errors or omissions. All dimensions are approximate and should be used as a guide only. All dimensions are approximate and should be used as a guide only. All dimensions are approximate and should be used as a guide only.

**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

162/164 Ashley Road, Hale, Cheshire WA15 9SF Tel: 0161 929 6363 Web: [www.jhilditch.com](http://www.jhilditch.com)

NOTICE: John N Hilditch & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;  
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;  
(iii) no person in the employment of John N Hilditch & Co. has any authority to make or give any representation or warranty whatever in relation to this property.





## 63 MELROSE CRESCENT HALE



This beautifully presented detached bungalow has been extended and meticulously finished by our clients offering spacious and modern accommodation throughout.

In brief the accommodation comprises entrance leading through into a good size open plan living dining room, kitchen and utility room. There are four bedrooms, the master with ensuite and walk in dressing room in addition to a family bathroom.

### GROUND FLOOR

RECEPTION HALL 13'9" x 4'3" (4.20 x 1.30)  
 KITCHEN 16'9" x 10'10" (5.10 x 3.30)  
 LOUNGE/DINER 20'0" x 12'2" (6.10 x 3.70)  
 UTILITY ROOM 9'10" x 7'10" (3 x 2.40)  
 MASTER BEDROOM 22'8" x 9'10" (6.90 x 3)  
 DRESSING ROOM 9'4" x 5'1" (2.84 x 1.55)  
 EN-SUITE  
 BEDROOM TWO 13'1" x 10'6" (4 x 3.20)  
 BEDROOM THREE 10'10" x 9'10" (3.30 x 3)  
 BEDROOM FOUR 10'6" x 9'10" (3.20 x 3)  
 BATHROOM



Externally there is off road parking for several cars and to the rear is a private and enclosed garden laid mainly to lawn with a paved terrace at the head of the garden and a slate effect paved terrace leading from the master bedroom.

Hale Barns village sits within walking distance, whilst Hale village is within five minutes drive and is complemented by Altrincham's busy market town centre and Metro System into Manchester. The urban motorway network is easily accessible as is the International Airport and Wythenshawe Hospital.

### DIRECTIONS

From the centre of Hale Barns proceed down Shay Lane turning left into Winchester Drive and then bear right into Melrose Crescent where the property will be found on the left.

### 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		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

