



17 WESTMINSTER ROAD, HALE,
CHESHIRE, WA15 8BL

John N
Hilditch & Co



TOTAL FLOOR AREA: 162.2 sq.m. (1746 sq.ft.) approx.

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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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17 WESTMINSTER ROAD HALE



Occupying a highly convenient location within walking distance of Hale village and Altrincham, this beautifully proportioned and presented semi detached house offers fabulous accommodation over three floors including a recently constructed loft conversion.

The accommodation which extends to 1746 sq.ft. comprises a wide welcoming reception hall with downstairs wc and understairs storage. The focal point of the ground floor is a fabulous dining kitchen complete with a range of high quality modern units opening out onto the rear garden. Completing the ground floor is a bay fronted family room and separate formal lounge.

At first floor level are three bedrooms, a study/nursery and a family bathroom and at second floor level is a stunning master bedroom suite comprising a walk-in wardrobe area and en-suite facilities.

The rear garden has been designed by a landscape architect creating a beautiful and versatile space.

Westminster Road is characterised by a mixture of detached and semi detached properties and this particular house has been the programme of complete modernisation and updating. Hale's fashionable village centre lies within ten minutes walk and Altrincham is a fifteen minute walk with its Metrolink System into Manchester.

DIRECTIONS

Proceeding along Hale Road towards Hale Barns, turn left onto Westminster Road where the property will be found on the right.

GROUND FLOOR

RECEPTION HALL

WC

FAMILY/LIVING/KITCHEN DINER 22'2" x 13'10" (6.75 x 4.21)

LIVING ROOM 17'4" x 11'6" (5.28 x 3.50)

FAMILY ROOM 16'3" x 11'9" (4.95 x 3.58)

FIRST FLOOR & LANDING

BEDROOM TWO 15'7" x 11'5" (4.74 x 3.47)

BEDROOM THREE 14'0" x 11'9" (4.26 x 3.58)

BEDROOM FOUR 9'3" x 8'9" (2.81 x 2.66)

STUDY/NURSERY 8'4" x 8'2" (2.54 x 2.48)

BATHROOM

SECOND FLOOR

MASTER BEDROOM 19'2" x 18'0" (5.85 x 5.48)

EN-SUITE



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		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		