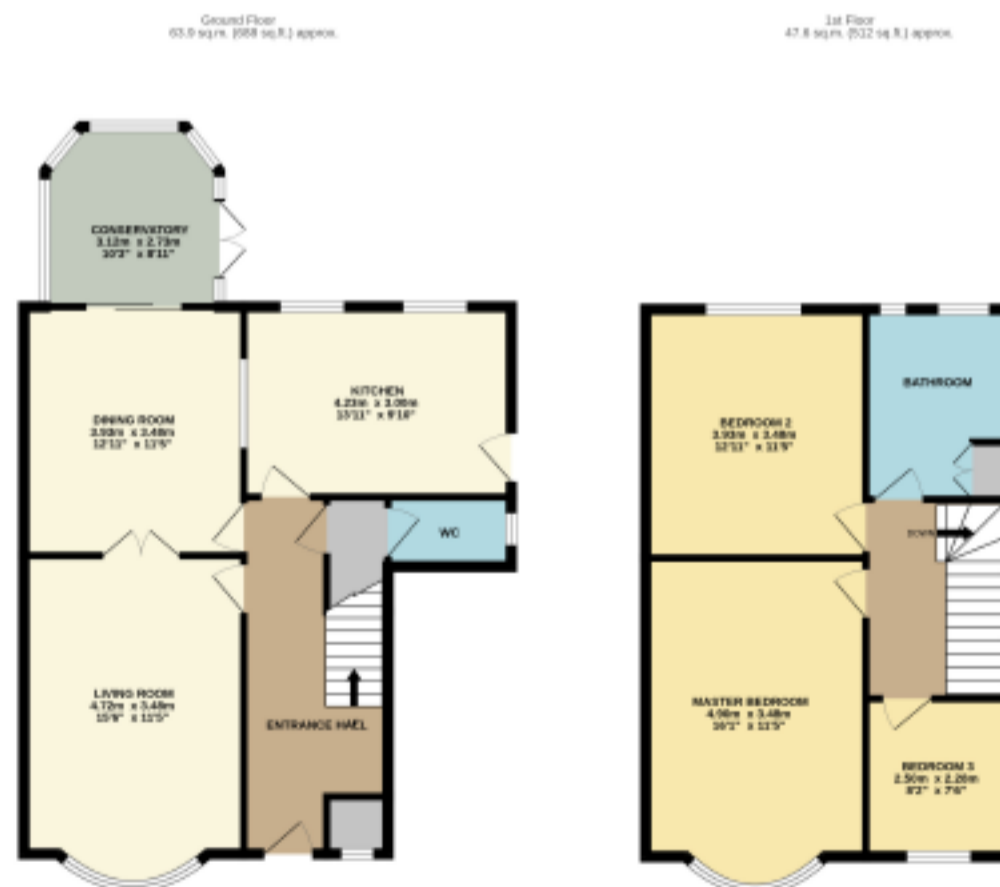




11 CLAREMONT GROVE, HALE,
CHESHIRE, WA15 9HH

John N
Hilditch & Co



TOTAL FLOOR AREA: 111.3 sqm (1199 sq ft) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of items, fixtures, rooms and any other items are approximate and the responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown herein are not shown and no guarantee is 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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11 CLAREMONT GROVE HALE



Offered for sale in need of modernisation, this house however sits in a superb village centre cul de sac location and offers tremendous potential to modernise/enlarge the property.

The accommodation comprises a good size entrance hall with downstairs wc, complemented by two good sized reception rooms and a breakfast kitchen. At first floor level are two double bedrooms and one single plus a well proportioned family bathroom.

Externally are gardens to the front and rear and ample parking facilities.

Claremont Grove is characterised by 1930's properties and larger Victorian semi detached properties.

Hale village is literally within walking distance with its range of shops and services, whilst Altrincham is also close by with its massively improved town centre and Metro System into Manchester.

DIRECTIONS

From the centre of Hale proceed up Westgate turning left onto Hale Road, Claremont Grove will be found almost immediately on the right.

GROUND FLOOR

ENTRANCE HALL
WC
KITCHEN 13'11" x 9'10" (4.23 x 3)
LIVING ROOM 15'6" x 11'5" (4.72 x 3.48)
DINING ROOM 12'11" x 11'5" (3.93 x 3.48)
CONSERVATORY 10'3" x 8'11" (3.12 x 2.73)

FIRST FLOOR & LANDING

MASTER BEDROOM 16'1" x 11'5" (4.90 x 3.48)
BEDROOM TWO 12'11" x 11'5" (3.93 x 3.48)
BEDROOM THREE 8'2" x 7'6" (2.50 x 2.28)
BATHROOM

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 R
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

