



34 APPLETON ROAD, HALE
CHESHIRE, WA15 9LP

John N
Hilditch & Co



TOTAL FLOOR AREA : 211.3 sq.m. (2274 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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34 APPLETON ROAD HALE



Occupying a fabulous location within walking distance of Hale village this classic Edwardian property offers expansive accommodation over three floors extending to 2,274 sq.ft.

Briefly the accommodation comprises a wide welcoming entrance hallway, porch and a downstairs wc, completing the ground floor is a large lounge/dining room, family room, kitchen and a single garage which could be incorporated to enlarge the living accommodation.

At first floor level are four double bedrooms, family bathroom and separate shower room. The house also retains many of the fine Edwardian features.

Externally is on site car parking, whilst to the rear are delightful private gardens with a wide array of mature shrubs and trees forming a classic setting for this fine period house.

Appleton Road is located five to ten minutes walk from Hale village, with its comprehensive range of shops and restaurants, whilst the road itself is characterised by a mixture of Victorian and Edwardian properties.

The urban motorway network and International Airport are within ten minutes drive and Altrincham with its busy market town centre and Metro System into Manchester is also close at hand.

DIRECTIONS

From the centre of Hale proceed along Ashley Road turning left into Warwick Road. Continue for approximately four hundred yards, turning left onto Appleton Road where the property will be found on the left.

GROUND FLOOR

PORCH
RECEPTION HALL
WC
KITCHEN 13'1" x 10'10" (4 x 3.30)
LOUNGE/DINING ROOM 27'7" x 14'1" (8.40 x 4.30)
FAMILY ROOM 17'1" x 11'2" (5.20 x 3.40)

LOWER GROUND FLOOR

CELLAR ONE 10'10" x 10'6" (3.30 x 3.20)
CELLAR TWO 15'5" x 8'11" (4.70 x 2.71)

FIRST FLOOR & LANDING

MASTER BEDROOM 14'1" x 12'2" (4.30 x 3.70)
BEDROOM TWO 17'5" x 11'2" (5.30 x 3.40)
BEDROOM THREE 13'0" x 12'10" (3.95 x 3.90)
BEDROOM FOUR 11'2" x 10'10" (3.40 x 3.30)
SHOWER ROOM
BATHROOM 12'2" x 7'3" (3.70 x 2.20)

EXTERNALLY

GARAGE 18'8" x 13'1" (5.70 x 4.00)



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		
39-54	E	51 E	
21-38	F		
1-20	G		

