



44 VICTORIA ROAD, HALE
CHESHIRE, WA15 9AB

John N
Hilditch & Co



TOTAL FLOOR AREA : 121.5 sqm. (1296 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 hereon are not shown to scale 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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44 VICTORIA ROAD HALE



Occupying a central location, just a few hundred yards walk from Hale village this beautifully refurbished Victorian terrace has the undoubted bonus of delightful gardens to the rear and on site parking to the front.

The property which is decorated to a light tasteful theme throughout comprises at ground floor level an entrance hallway, living room and dining room, and a substantial breakfast kitchen.

At lower ground floor is a home office and utility room with a downstairs shower room and a fourth bedroom which could equally could be used as a further reception room.

At first floor level is a master bedroom, a second double bedroom and a family bathroom. At second floor level is a large third bedroom with ample storage facilities.

It will only by way of an internal inspection that potential buyers will appreciate the quality and style of this Victorian house.

Hale village as previously mentioned is close at hand and Altrincham town centre is a brisk ten minute walk away with its massively improved town centre and Metro System into Manchester.

The urban motorway network and International Airport are within ten to fifteen minutes drive.

DIRECTIONS

From the centre of Hale proceed up Victoria Road where the property will be found on right.

GROUND FLOOR

HALLWAY

BREAKFAST KITCHEN 19'4" x 9'2" (5.90 x 2.80)

DINING ROOM 12'8" x 12'6" (3.85 x 3.80)

LIVING ROOM 15'1" x 11'10" (4.60 x 3.60)

LOWER GROUND FLOOR

HOME OFFICE/UTILITY ROOM 14'9" x 11'6" (4.50 x 3.50)

BEDROOM FOUR 12'4" x 12'2" (3.75 x 3.70)

SHOWER ROOM

FIRST FLOOR & LANDING

MASTER BEDROOM 15'8" x 12'6" (4.78 x 3.80)

BEDROOM TWO 17'5" x 10'8" (5.30 x 3.25)

BATHROOM

SECOND FLOOR & LANDING

BEDROOM THREE 17'7" x 13'6" (5.35 x 4.12)

STORAGE

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 'D'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		80 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

