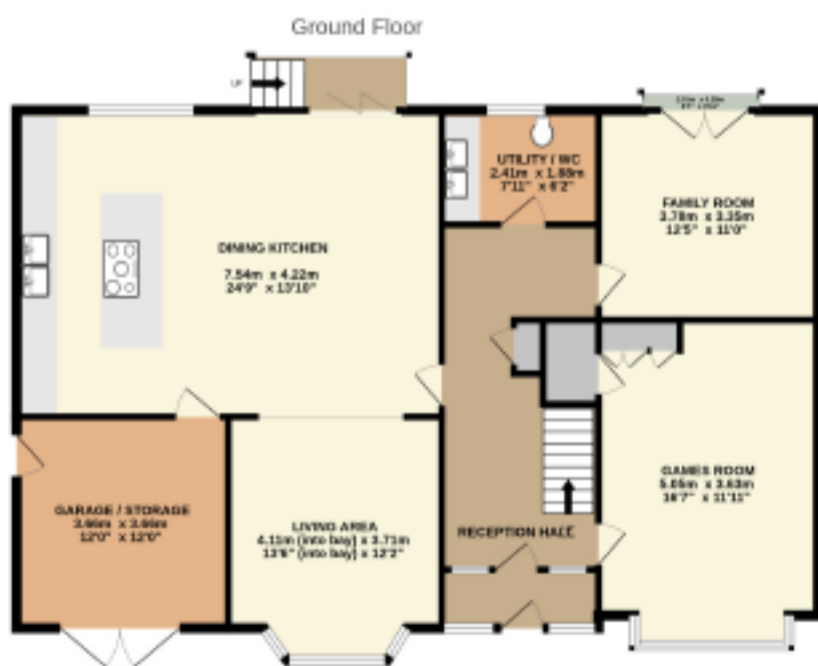




11 LINDOP ROAD, HALE  
CHESHIRE, WA15 9DZ



11 Lindop Road, Hale  
TOTAL FLOOR AREA: 229.5 sq.m. (2470 sq ft.) approx.  
While every attempt has been made to ensure the accuracy of the description 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.  
Made with: Mirokaps 02033

**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

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## 11 LINDOP ROAD HALE



Occupying a highly desirable location within ten minutes walk of Hale village this detached house has been delightfully maintained by the current owners and offers well planned accommodation extending to just under 2,500sq.ft.

Briefly the accommodation comprises a well proportioned reception hall, a games room, family room whilst the focal point of the ground floor is a fabulous dining kitchen which opens into a living area. Completing the ground floor is a utility room/wc.

At first floor level leading from a 'T' shaped landing is a master bedroom with en-suite, there are four further bedrooms one with en-suite facilities plus a good sized family bathroom.

Lindop Road is characterised by a mixture of detached and semi detached houses and could be described as within ten minutes walk of Hale.

The International Airport and Motorway network system are close by and Altrincham with busy market town centre and Metro system into Manchester is within ten minutes.

### DIRECTIONS

Proceeding down Park Road in the direction of Hale, Lindop Road will be found on the right.

### GROUND FLOOR

#### RECEPTION HALL

UTILITY/WC 7'11" x 6'2" (2.41 x 1.88)

DINING KITCHEN 24'9" x 13'10" (7.54 x 4.22)

LIVING AREA 13'6" (into bay) x 12'2" (4.11 (into bay) x 3.71)

FAMILY ROOM 12'5" x 11'0" (3.78 x 3.35)

GAMES ROOM 16'7" x 11'11" (5.05 x 3.63)

### FIRST FLOOR & LANDING

MASTER BEDROOM 17'9" x 11'5" (5.41 x 3.48) (plus Dressing Area)

MASTER EN-SUITE

BEDROOM TWO 17'9" x 11'9" (5.41 x 3.58) (plus Dressing Area)

EN-SUITE

BEDROOM THREE 12'2" x 11'7" (3.71 x 3.53)

BEDROOM FOUR 11'6" x 11'5" (3.51 x 3.48)

BEDROOM FIVE/STUDY 8'2" x 8'1" (2.49 x 2.46)

BATHROOM

### EXTERNALLY

GARAGE/STORAGE 12'0" x 12'0" (3.66 x 3.66)

### SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

### TENURE:

Freehold

### ASSESSMENT:

Trafford Borough Council. Council Tax Band 'G'

VACANT POSSESSION UPON COMPLETION

### VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		