

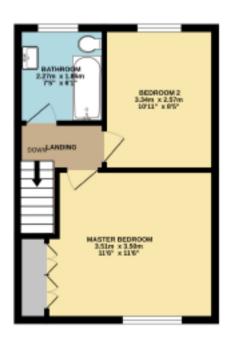
## 42 TOLLAND LANE, HALE CHESHIRE, WA15 0LD



Ground Floor

1st Floor





FLOOR PLANS

Not to Scale. For Illustration purposes only.

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# 42 TOLLAND LANE HALE



Occupying a highly convenient location within walking distance of Hale village, this Victorian terrace has been tastefully modernised by our clients and offers beautifully presented accommodation over two floors.

Briefly the accommodation comprises a fabulous remodelled living room/kitchen dining room with a range of high quality units. The ground floor being completed by a downstairs wc/utility.

At first floor level are two double bedrooms and a refitted bathroom.

Much care and attention has been spent to present this house to a light tasteful contemporary theme. The property is presented in walk in condition and also has the benefit of a small garden to the rear.

#### DIRECTIONS

Proceeding along Bankhall Lane turning into Tolland Lane where the property will be found on the left.

#### **GROUND FLOOR**

LIVING ROOM 11'6" x 14'10" (3.50 x 4.52)
KITCHEN/DINING ROOM 10'6" x 14'10" (3.21 x 4.52)
WC/UTILITY 4'11" x 3'11" (1.50 x 1.20)

#### FIRST FLOOR & LANDING

BEDROOM ONE 11'6" x 11'6" (3.50 x 3.51) BEDROOM TWO 10'11" x 8'5" (3.34 x 2.57) BATHROOM 7'5" x 6'1" (2.27 x 1.85)



#### 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 'D' VACANT POSSESSION UPON COMPLETION VIEWING:

By appointment through the Agent.

