



42 TOLLAND LANE, HALE
CHESHIRE, WA15 0LD



TOTAL FLOOR AREA: 64.0 sq.m (688 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 here are not intended and no guarantee is given as to their operability or efficiency over the plan.

Issue with drawings: 02/21

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

