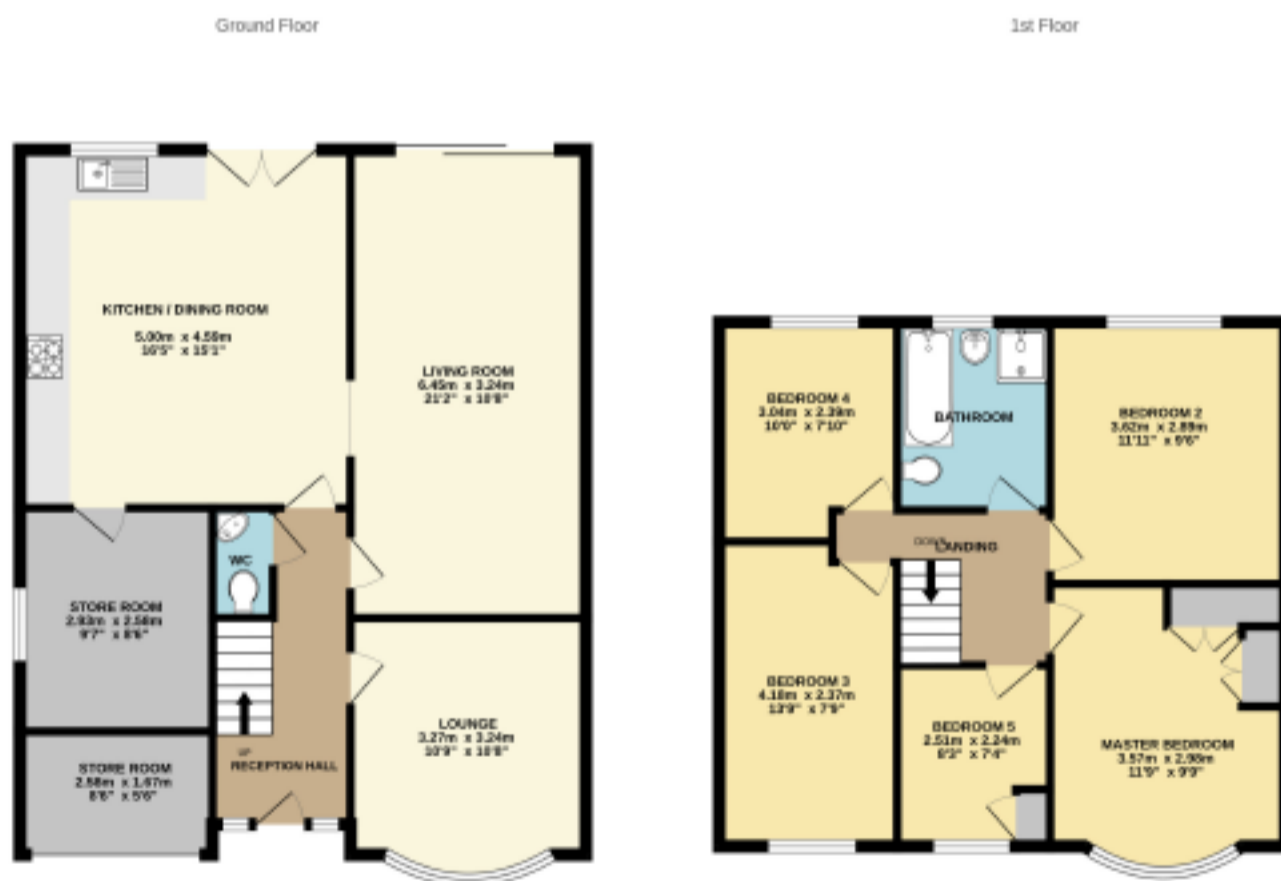




13 CANTERBURY ROAD, HALE, CHESHIRE, WA15 8PL



TOTAL FLOOR AREA : 133.0 sq.m. (1432 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, fixtures and appliances shown have not been tested and no guarantee is given 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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13 CANTERBURY ROAD HALE



Occupying a highly convenient location within walking distance of Hale Barns, this beautifully proportioned semi detached house offers expansive accommodation extending in excess of 1400 sq.ft.

The house which has been well maintained comprises a welcoming reception hall with downstairs wc, the focal point of the ground floor is a large kitchen/dining room and completing the ground floor is a separate living room and bay fronted lounge.

There are also two large store rooms on the ground floor.

FIRST FLOOR & LANDING

BEDROOM ONE 11'9" x 9'9" (3.57 x 2.98)
 BEDROOM TWO 11'11" x 9'6" (3.62 x 2.89)
 BEDROOM THREE 13'9" max x 7'9" (4.18 max x 2.37)
 BEDROOM FOUR 10'0" max x 7'10" (3.04 max x 2.39)
 BEDROOM FIVE 8'3" x 7'4" (2.51 x 2.24)
 BATHROOM 7'6" x 7'6" (2.29 x 2.29)



At first floor level leading from a good sized landing are five bedrooms and a sizeable bathroom with shower.

To the front is ample forecourt parking and there are neat southerly facing private gardens to the rear.

DIRECTIONS

From the centre of Hale Barns proceed down Shay Lane turning left onto Ash Lane, continue for approximately half a mile turning left onto Canterbury Road.

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.



GROUND FLOOR

ENTRANCE HALL

WC

KITCHEN/DINING ROOM 16'5" x 15'1" (5 x 4.59)

LIVING ROOM 21'2" x 10'8" (6.45 x 3.24)

LOUNGE 10'9" x 10'8" (3.27 x 3.24)

STORE ROOM 9'7" x 8'6" (2.93 x 2.58)

STORE ROOM 5'6" x 8'6" (1.67 x 2.58)

