

**Old Meadow Lane, Altrincham, WA15 8JP**



A THREE BED SEMI DETACHED property in Hale benefitting from three bedrooms and two reception rooms. Internally the accommodation comprises in brief: Entrance porch leading into the light and bright hallway. There is a spacious lounge with feature fireplace, a separate dining room and a kitchen which is fully fitted. To the first floor there are three well-proportioned bedrooms and a family bathroom. Externally, there is a garden to the front of the property. The sunny rear garden offers a high degree of privacy and has a useful brick store room. The property is situated on a quiet road in Hale. Close to Hale Village and Altrincham town centre with its famous markets, Metro/Train access to Manchester. The motorway network and Manchester Airport are on the doorstep and the area is well renowned for its outstanding local schools. A GREAT OPPORTUNITY to buy a good sized family home in a fantastic location !!.

**Asking Price £385,000**

## Hallway

12'4" (3m 75cm) x 6'6" (1m 98cm)

On entrance to the property through the upvc DG front door opening into a bright and spacious hallway, with laminate flooring, storage under the stairs, stairway to first floor, centre light fitting and wall mounted radiator.



## Lounge

12'8" (3m 86cm) X 12'5" (3m 78cm)

A spacious lounge with a feature gas fire, upvc DG leaded bay window and side window. Door accessing the kitchen, carpeted flooring with a centre light fitting and wall mounted radiator.



## Dining Room

10'6" (3m 20cm) X 11'0

A bright dining area with patio leaded upvc DG window to the rear of the garden, archway to the kitchen. laminate flooring wall mounted radiator and a centre light fitting.



## Kitchen

9'2" (2m 79cm) X 9'5" (2m 87cm)

A fully fitted kitchen with a range of wall and base units sink and drainer. Integrated gas hob and electric oven, plumbing for a washing machine. Part tiled walls, laminate flooring and centre light fitting.

## Master Bedroom

12' (3m 65cm) X 11'9" (3m 58cm)

A master bedroom with a fitted wardrobe, carpeted flooring, wall mounted radiator, UPVC DG leaded window to the front and a centre light fitting.



## Bedroom 2

13'2" (4m 1cm) x 9'6" (2m 89cm)

A double bedroom which is carpeted, UPVC DG Leaded window, centre light fitting and wall mounted radiator.

## Bedroom 3

7'4" (2m 23cm) X 9'2" (2m 79cm)

A good sized single bedroom which is carpeted, UPVC DG leaded window, wall mounted radiator and a centre light fitting.



## Bathroom

7'9" (2m 36cm) x 6'7" (2m 0cm)

A three piece bathroom suite comprising bath, overhead shower and glass shower screen, wc, leaded frosted UPVC DG window and vinyl flooring. A centre light fitting.

## Gardens

To the front of the property is a pleasant garden with roses to the side and a driveway for parking. A side access gate to the rear. To the back of the gardens is mainly laid to lawn, with a patio area and two outbuilding storage units.

### Disclaimer 1

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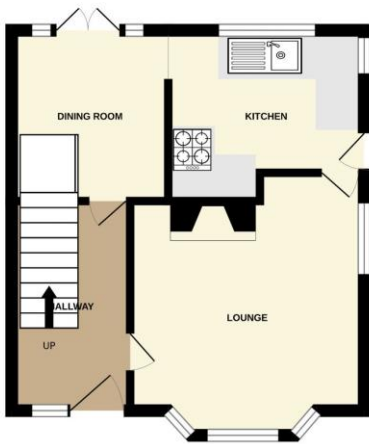


### Disclaimer 2

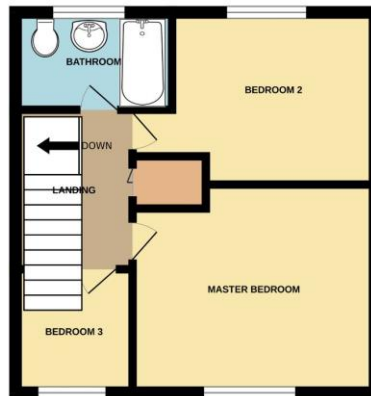
We are not qualified to confirm that power points, showers, central heating systems, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.



GROUND FLOOR



1ST FLOOR



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