



Claremont Grove | | Hale | WA15 9HH

Guide price £600,000

s & c

SHEPPARD & CO

Claremont Grove |  
Hale | WA15 9HH  
Guide price £600,000

- Semi Detached Home In Need Of Modernisation
- Two Reception Rooms Plus Conservatory
- Off Road Parking
- Cul De Sac Location Within Walking Distance Of Hale
- Superb Village Centre Location
- Huge Potential To Extend Subject To Planning
- Good Size Garden
- No Onward Chain

A rare opportunity to acquire a house in this particular location in need of modernisation. Situated in a superb village centre cul de sac location, this family home offers tremendous potential to modernise/enlarge subject to the necessary planning permission.

The accommodation comprises a good size entrance hall with downstairs wc, complemented by two good sized reception rooms, conservatory and a breakfast kitchen. At first floor level are two double bedrooms and one single plus a well proportioned family bathroom.

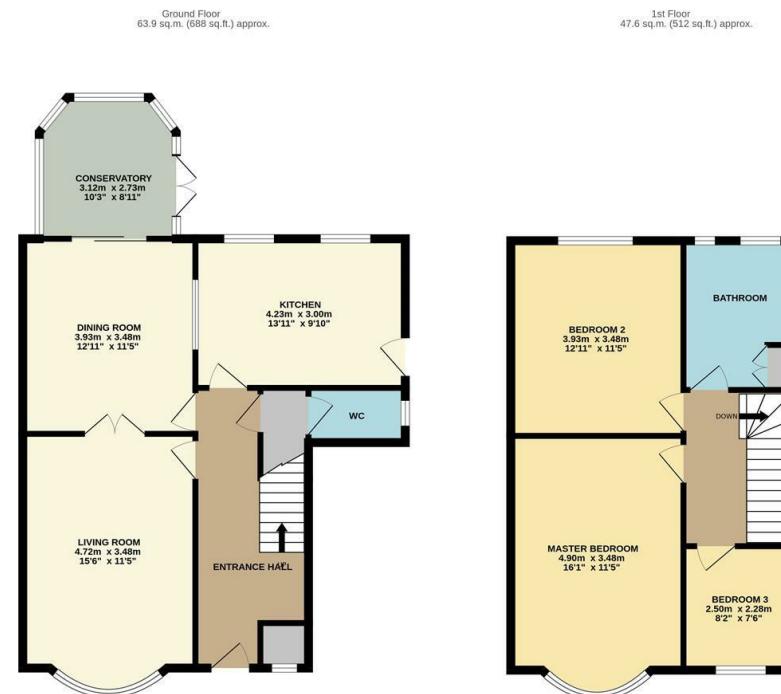
Externally are gardens to the front and rear and ample parking facilities.

Claremont Grove is characterised by 1930's properties and larger Victorian semi detached properties.

Hale village is literally within walking distance with its range of shops and services, whilst Altrincham is also close by with its massively improved town centre and Metro System into Manchester.

#### DIRECTIONS

From the centre of Hale proceed up Westgate turning left onto Hale Road, Claremont Grove will be found almost immediately on the right., the house will be found by our for sale board.



TOTAL FLOOR AREA: 111.5 sq.m. (1200 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floor, walls, ceiling, floors, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Measured CS200

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1st Floor, 179 Ashley Road  
Hale  
Altrincham  
WA15 9SD  
0161 928 3773  
sales@sheppardco.co.uk  
sheppardco.co.uk