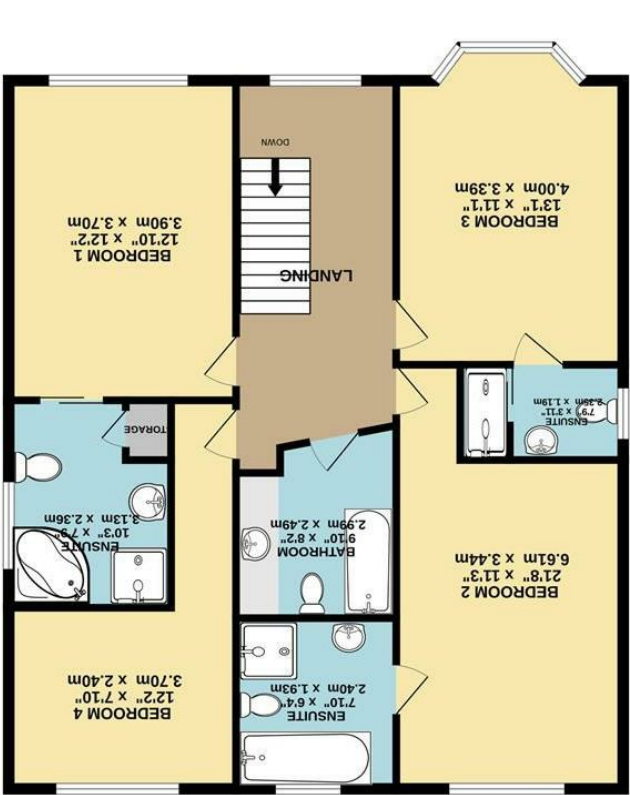


These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

TOTAL FLOOR AREA: 2166 sq.ft. (201.2 sq.m.) 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 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
983 sq.ft. (91.3 sq.m.) approx.



GROUND FLOOR
1183 sq.ft. (109.9 sq.m.) approx.



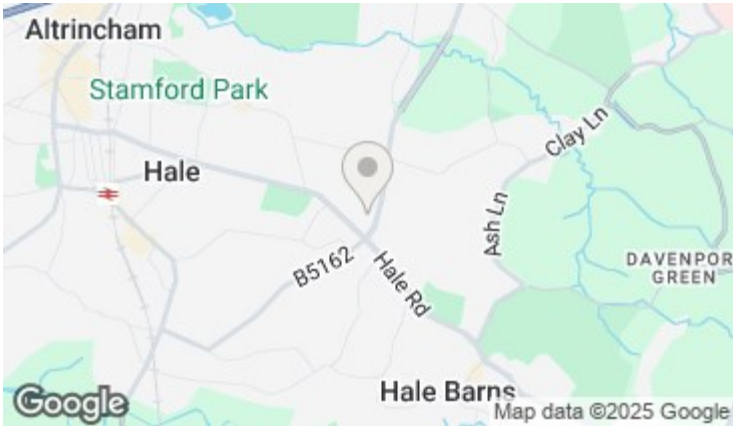


The Property

Jordan Fishwick are proud to present for sale this well configured five bedroom detached home sitting on the quiet cul-de-sac of Lyndhurst Drive. This property stands on a plot of just under 0.2 acres, and within 3/4 of a mile distance to the centre of the affluent Hale village, with its local shops and amenities. In addition the home is within catchment of affluent and renowned local primary and secondary schools.

In brief the property offers; Porch, entrance hall, lounge, dining room, garden room with shower room and adjoining fifth bedroom offering the opportunity to create separate living accommodation for elderly relatives, older children, beauty/consulting room with waiting area and WC facilities. There is also the kitchen breakfast room with separate utility.

To the first floor there are four double bedrooms with three ensuites and a separate family bathroom. Externally the grounds are bordered by established hedges and trees with a good sized lawned area to rear and mature flower beds. There is also a large detached garage and private front garden. Additionally, the property offers electric gated off road parking.



- 0.19 Acres
- Five Bedroom Five Bathrooms
- 3 Reception Rooms
- Versatile Living Offering Potential For Annexe
- Kitchen Breakfast
- Detached Offroad Parking
- Electric Gates
- Private sunny rear garden

Postcode - WA15 8EA

EPC Rating - C

Local Authority - Trafford

Council Tax - G

4 Lyndhurst Drive, Hale, WA15 8EA

£1,100,000

