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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 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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7A Clarence Road, Hale,
Altrincham, WA15 8SG

£675,000



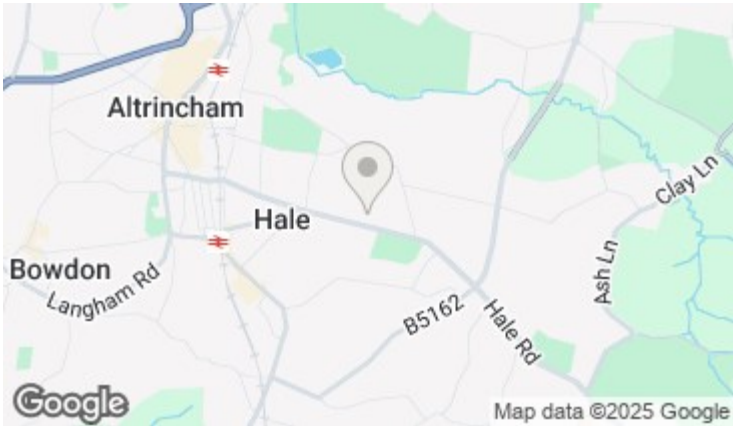
The Property

NO ONWARD CHAIN. Originally a four bed which can be easily re instated, this three bedroom semi detached property is situated close to Hale village with easy access to Altrincham town centre, local transport links and the motorway. Also, in close proximity are sought after schools and local green spaces.

In brief the property comprises of: Entrance hall, downstairs WC with fitted storage, open plan lounge diner with newly fitted media wall and electric feature fireplace, modern breakfast kitchen with a range of base and wall units, contrasting quartz worktops, and fitted appliances. The ground floor has new Kardean flooring installed throughout. Ascending to the first floor is the principal bedroom with ensuite shower room and newly converted dressing room, and two further bedrooms. A four piece suite family bathroom and upstairs utility area. Gas central heating and double glazed throughout.

Externally, there isa beautiful private rear garden, with newly extended patio area and lawned area which is artificial. The driveway has recently been further widened to accommodate an additional car and there is a detached garage in the rear garden and gates.

Viewings are strongly advised to truly appreciate this welcoming family home.



- Immaculate throughout
- 3 bedroom semi-detached home
- Off Road Parking
- Council tax band - F
- Main bedroom ensuite and dressing room
- Downstairs WC
- Private and enclosed sunny rear garden
- Freehold
- Detached garage
- four piece family bathroom

Postcode - WA15 8SG
EPC Rating - C
Local Authority - Trafford
Council Tax - F

