



**Clay Lane, Altrincham, WA15**

**Offers Over: £475,000**

*Freehold*



# Clay Lane, Altrincham, WA15

We are pleased to welcome to the market this wonderfully presented THREE BEDROOM semi-detached home in Hale. With unobstructed beautiful open views to the front and a landscaped enclosed gardens to the side/ rear, this property offers an exquisite approach to family living.

Internally you are met with a bright entrance hallway, with access to the downstairs w/c and a spacious living room, home to a bay window which bring in heaps of natural light.

The kitchen diner is spacious, accommodating modern base and eye level units, integrated appliances such as the oven and induction hob. Additionally, there is a utility room with space for both your washing machine and dryer.

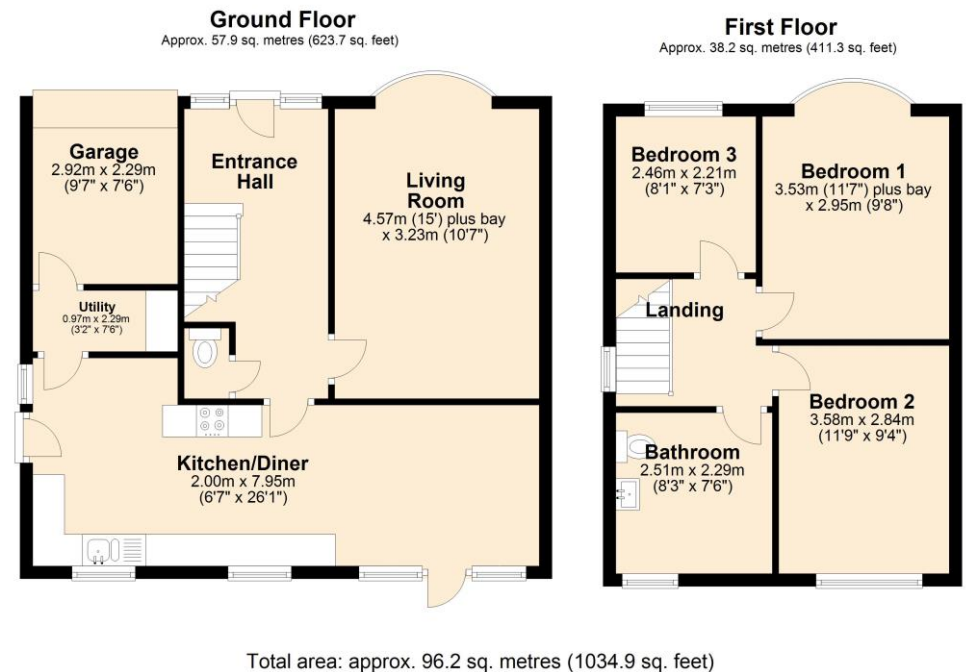
The first floor invites three great sized bedrooms. Bedroom One and Two both being able to fit a double bed. Bedroom Three is perfect for a single room, or a home office.

Modern fitted Bathroom with a corner shower, floating hand basin and w/c.

Externally the garden is private, with beautiful greenery ideal for children, pets or entertaining.

Clay Lane is ideally positioned close to Hale Village and Altrincham town centre where you can find abundance of amenities including shops, restaurants and the popular Altrincham Market. With fabulous access to transport links, zoned for popular schooling and within easy reach of Hale Country Club this is an ideal family home.

- Freehold
- Council Tax Band D
- EPC Grade D









## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	82
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.