



**Tarbolton Crescent, Hale, Altrincham, WA15**

**Guide Price: £350,000**

*Freehold*



# Tarbolton Crescent, Hale, Altrincham, WA15

**\*\* Offered with NO ONWARD CHAIN \*\*** Discover the potential in this charming three-bedroom link detached home, nestled in a peaceful cul-de-sac on Tarbolton Crescent in the sought-after area of Hale. In need of some TLC throughout, this property presents a fantastic opportunity to put your own stamp on a spacious family home.

You are welcomed into the property via a paved pathway leading to a spacious entrance hall, which offers a perfect space for a home office. The generously sized living room provides a comfortable and airy space, seamlessly connecting to the dining room, which benefits from a rear-facing window overlooking the garden.

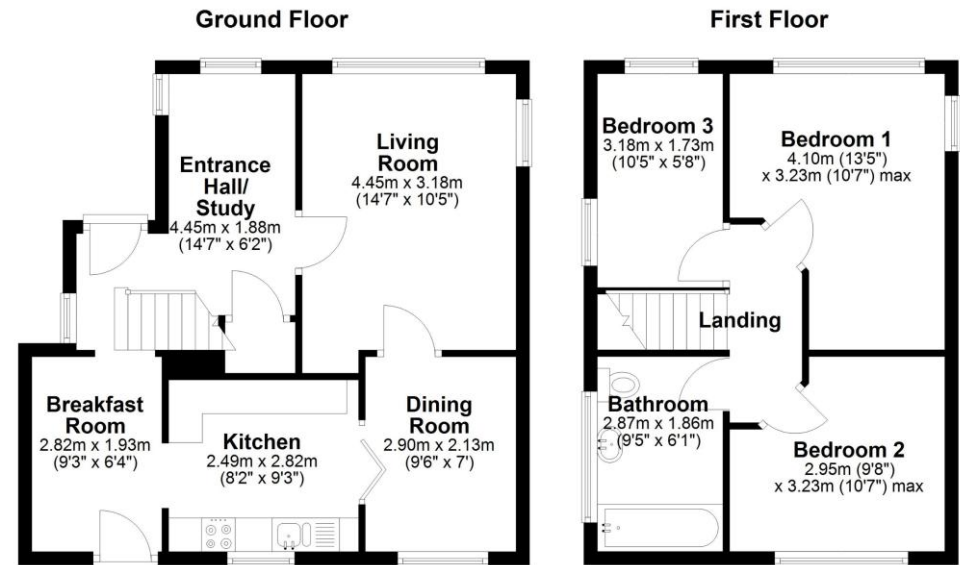
The kitchen is fitted with a range of base and eye-level units, incorporating both integral and free-standing appliances. Adjacent to the kitchen, a separate breakfast room offers additional dining or casual seating space, ideal for morning meals.

Upstairs, the property boasts three well-sized bedrooms, offering plenty of flexibility for family living. The bathroom serves the bedrooms and provides scope for modernisation to suit your personal style.

The property benefits from off-road parking within the cul-de-sac. The enclosed rear garden is mostly laid to lawn, providing a safe and private outdoor space, perfect for families.

This property represents an excellent opportunity for those looking to renovate and personalise a home in a desirable location. With its spacious layout and superb potential, this is an exciting project for buyers ready to create their dream home.

- Freehold
- EPC Grade D
- Council Tax Band C









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.