



**11 CLAY LANE, WA15 8PJ**  
**£425,000**



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1



2



## DESCRIPTION

A BAY FRONTED THREE BEDROOM SEMI-DETACHED IN NEED OF COMPLETE MODERNISATION WHICH FORMS PART OF A HIGHLY SOUGHT AFTER AND CONVENIENT LOCATION CLOSE TO BOTH HALE VILLAGE, ALTRINCHAM AND HALE BARN.

THE PROPERTY BENEFITS FROM A LARGE REAR GARDEN AND AN OPEN FRONT ASPECT OVERLOOKING COUNTRYSIDE.

This superb family home boasts huge development potential with ample space to extend to both the ground and first floor as many of the neighbouring properties have already done.

Partially double glazing and warmed by a modern gas central heating boiler.

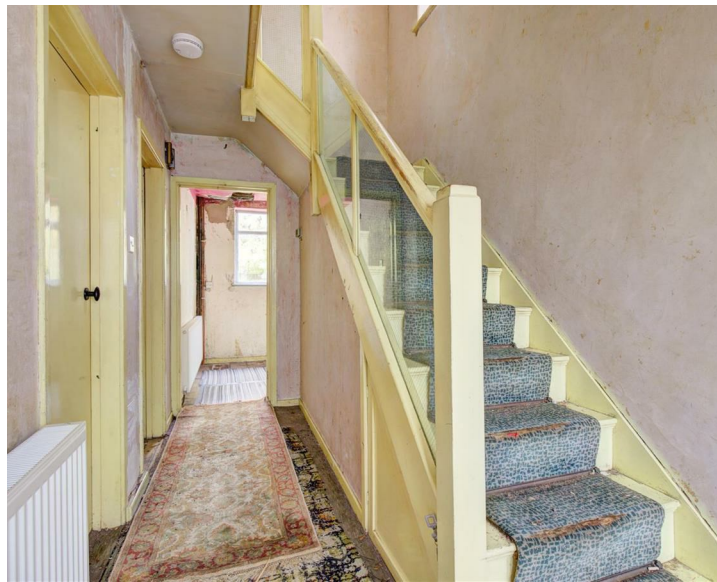
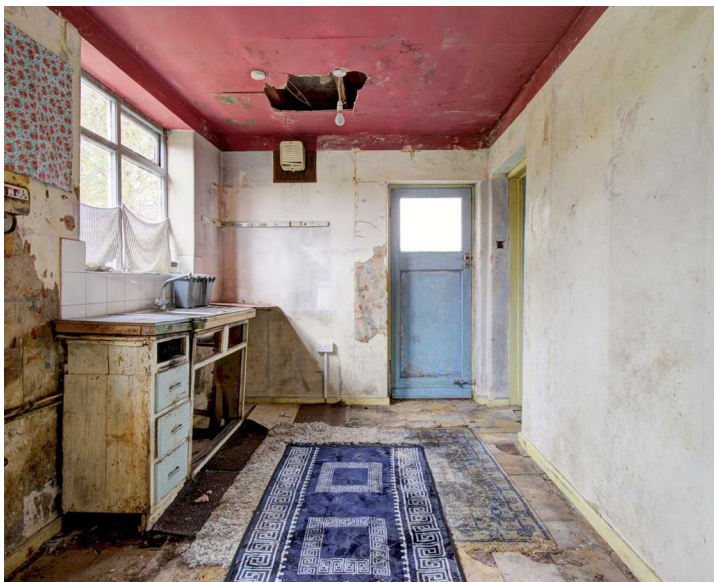
In brief the accommodation comprises: open entrance porch, entrance hallway, lounge with bay window, dining room with garden access, breakfast kitchen and integral single garage all to the ground floor. To the first floor there are three bedrooms, bathroom and separate WC. Externally to the rear there is a sizeable garden which is mainly laid to lawn. To the front there are gardens and a driveway providing off road parking which leads to the integral single garage.

NO ONWARD CHAIN.

## KEY FEATURES

- Three bedroom semi-detached
- Sought after location
- Well set back from the road
- Open front aspect
- Excellent development potential
- Large rear garden
- Integral single garage
- No onward chain

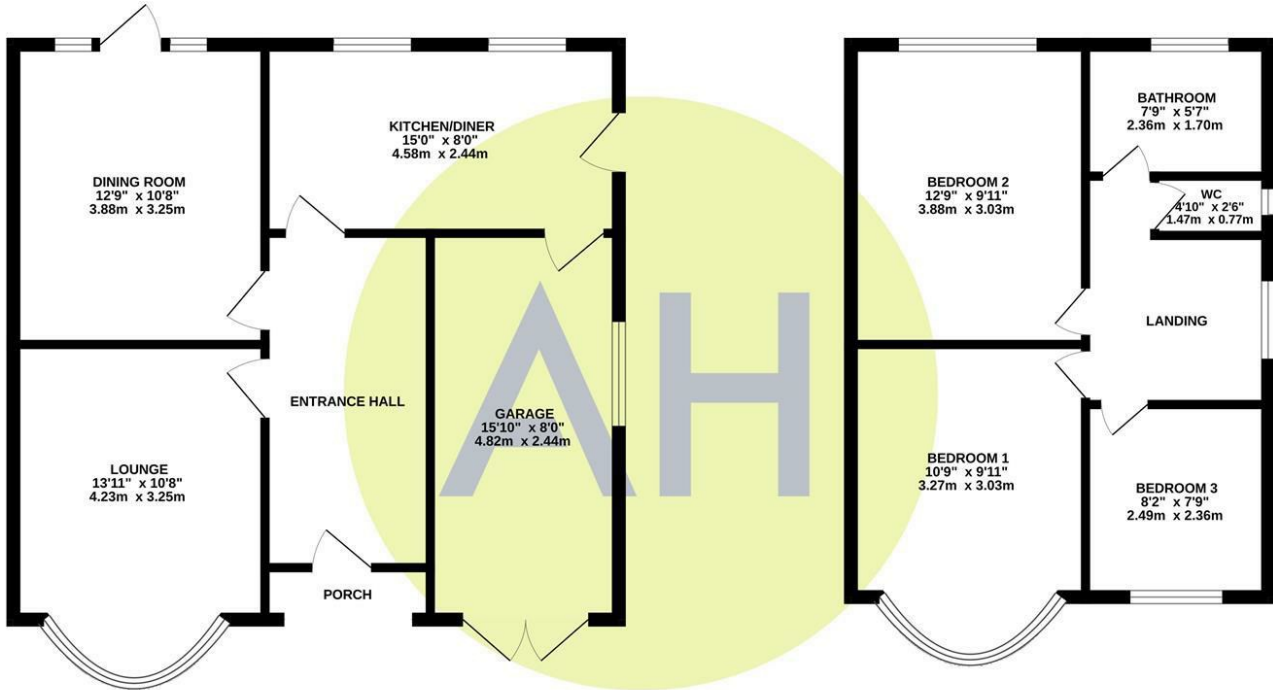






**GROUND FLOOR**  
640 sq.ft. (59.5 sq.m.) approx.

**1ST FLOOR**  
428 sq.ft. (39.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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