



TOTAL: 2560 sq. ft, 238 m2
 Below Ground: 51 sq. ft, 5 m2, FLOOR 2: 2509 sq. ft, 233 m2
 EXCLUDED AREAS: GARAGE: 674 sq. ft, 62 m2
 Measurements Are Calculated By Cubicacs Technology. Deemed Highly Reliable But Not Guaranteed.



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



Rappax Road | Hale
Offers Over £2,000,000



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Bedrooms 3	Bath 2	Reception 3	Parking here	Area 2560.00 sq ft	NO CHAIN

- Detached Family Home
- Electric Gate Access
- Two Bathrooms
- Lift Access
- 2560 Sq Ft

- Private Road
- Three Bedrooms
- Three Garages
- Private Mature Gardens
- NO CHAIN

A prestigious and unique property with a blend of luxury, privacy and beautiful surroundings...

Located on a private road in one of Hale's most sought after locations, Rappax Road. Set in mature grounds and accessed via electric gates, Silverdale is an attractive three bedroomed, two bathroom property with a lift that takes you directly to the triple garage. To the ground floor sits an inviting entrance hall that leads to a kitchen/dining room and a family room that over looks the stunning gardens. A spacious utility room that allows you access outside and directly to the lift. Bypassing the entrance hall, the property then offers a large and bright dining room, leading on to a formal lounge area with a hidden bar area. A master bedroom with a dressing room and en-suite bathroom. A further family bathroom. A grand second bedroom with a jack and jill bathroom for the second and third bedroom/study. Outside offers a private and large plot of mature shrubs and borders.

