

Approx Gross Floor Area = 2131 Sq. Feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		76



Hale Road | Hale
Asking Price £1,000,000



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SALES & LETTINGS

Bedrooms 4

Bath 3

Reception 2

Driveway Parking

Area
2131.00 sq ft



- Beautiful Modern Semi Detached Property
- Open Plan Living
- Large Private Garden
- Catchment Area To Outstanding Schools
- Fantastic Location
- Four/Five Bedrooms
- Basement
- South Facing Garden
- Walking Distance To Hale And Altrincham
- 2131 Sq Ft

A beautifully modern 4/5 bedroom bay fronted semi detached property within easy walking distance of the village and Altrincham town centre.

The property is immaculately presented throughout and over 2000 Sq Ft. With a recent double storey extension that offers a beautiful office on the ground floor and extending the third bedroom. Comprising; a porch, entrance hall. A bright and welcoming lounge with bay window. Downstairs WC. leading into a spacious family living room and dining kitchen overlooking the impressive south facing garden.

The lower ground has a utility area and a study/guest bedroom. Upstairs offers four generous bedrooms, the fourth bedroom has an ensuite shower room. Also a stunning modern family bathroom on this level. To the front of the property is a private driveway with ample off road parking and a landscaped and paved South facing rear garden. An attractive family home in a great location.

