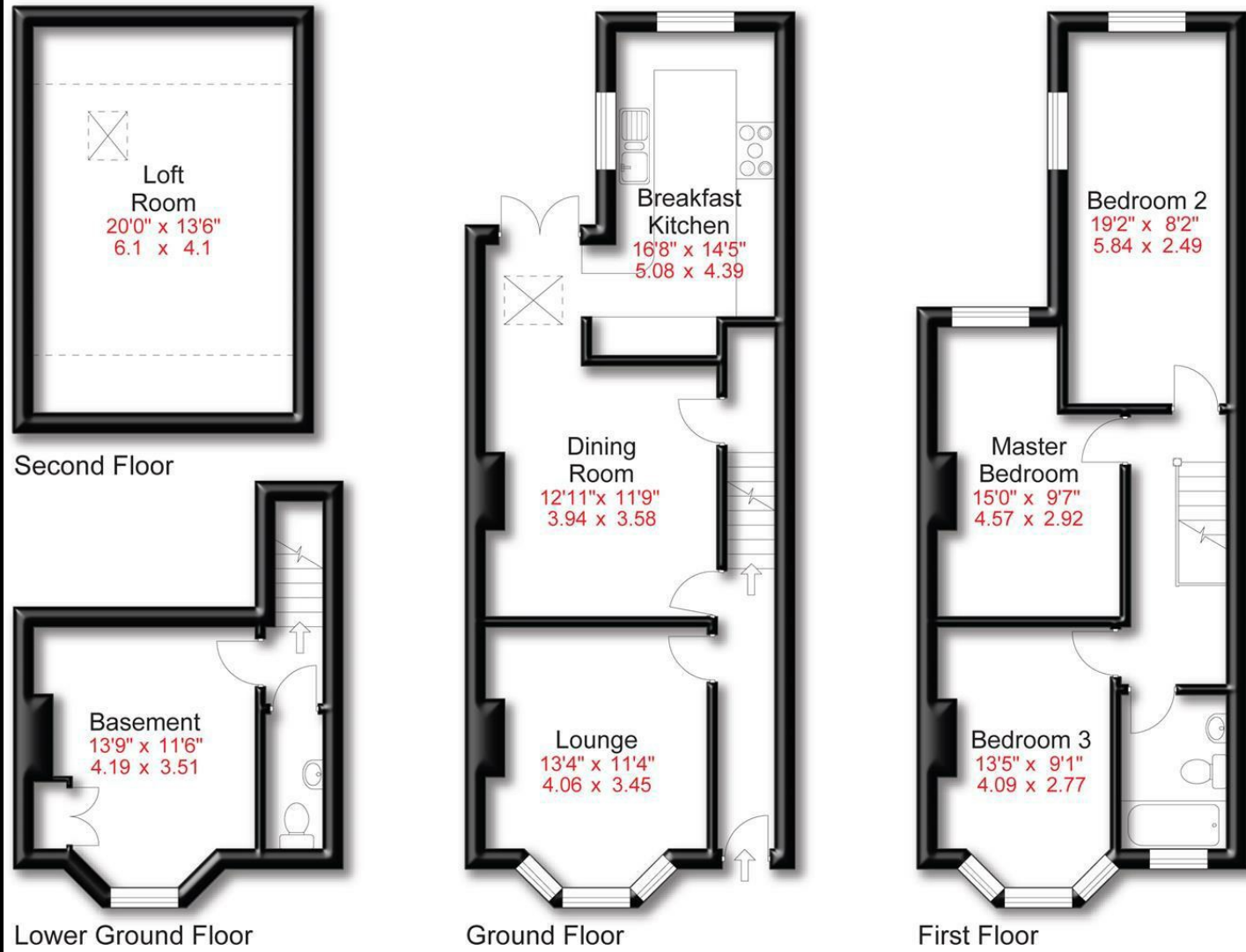


Approx Gross Floor Area = 1499 Sq. Feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Elm Road | Hale
Guide Price £725,000



175 Ashley Road | Hale | WA15 9SD
t: 0161 928 9355
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SALES & LETTINGS

Bedrooms 3

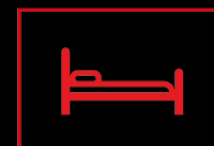
Bath 1

Reception 2

Permit Parking

1499 Sqft

No Chain



- End Terrace
- Three Bedrooms
- Modernised Throughout
- Open Plan Kitchen/Diner
- Basement Conversion

- Period Property
- Two Bathrooms
- Converted Basement
- South Facing
- Within Catchment Area of Sought After Schools

A stunning Victorian three double bed roomed end of terrace property situated on the popular tree roads. The property has been modernised throughout to a high standard and extended to the rear. The basement has been tastefully converted into a home office/gym. There is scope to extend into the loft if desired. This property benefits from a south facing private rear garden.

Comprising;
Lounge, kitchen/dining room with underfloor heating and Neff kitchen appliances.
Upstairs has three double bedrooms and a family bathroom.
The basement is spacious with a convenient WC.
The garden is low maintenance but with the sunny south facing aspect it is an ideal space to sit outside.

Just a short walk from Stamford Park, the Metrolink Station and Altrincham and Hale town centre.
This property is a must see! Council Tax Band, D. NO CHAIN.

