

Approx Gross Floor Area = 1631 Sq. Feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		Not energy efficient - higher running costs
(1-20) G		
England & Wales		EU Directive 2002/91/EC



Broom Road | Hale

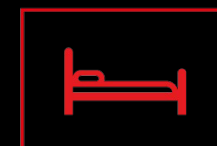
Asking Price £850,000



SALES & LETTINGS

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Bedrooms 4



Bath 2



Reception 3



Permit Parking



Area
1631.00 sq ft



Onward Chain



- Period Property
- Two Bathrooms
- 1631 sqft
- Perfect Location
- Cellar Conversion
- Four Bedrooms
- Open Plan
- Potential to Extend
- West Facing Garden
- Great Condition

A CHARMING four bedrooms, two bathroom VICTORIAN terraced property on a quiet road in the heart of Hale village and within easy walking distance of ALTRINCHAM town centre. The property has been finished to a high standard throughout and still has scope for a rear extension and loft conversion if required. The PROPERTY is currently 1631 Sqft spread over three floors comprising: Entrance hall, living room, dining room, and breakfast kitchen to the ground floor. There is a CONVERTED cellar with an additional fourth bedroom, storage, utility room and shower room. To the first floor there are three double bedrooms and a family bathroom. Externally to the rear is a delightful patio and garden, with it being WEST facing it is ideal for sunlight. The front of the property has been beautifully landscaped with wrought iron fence, and bay trees. EPC D.

Architects plans drawn up for a kitchen extension and a loft conversion.

