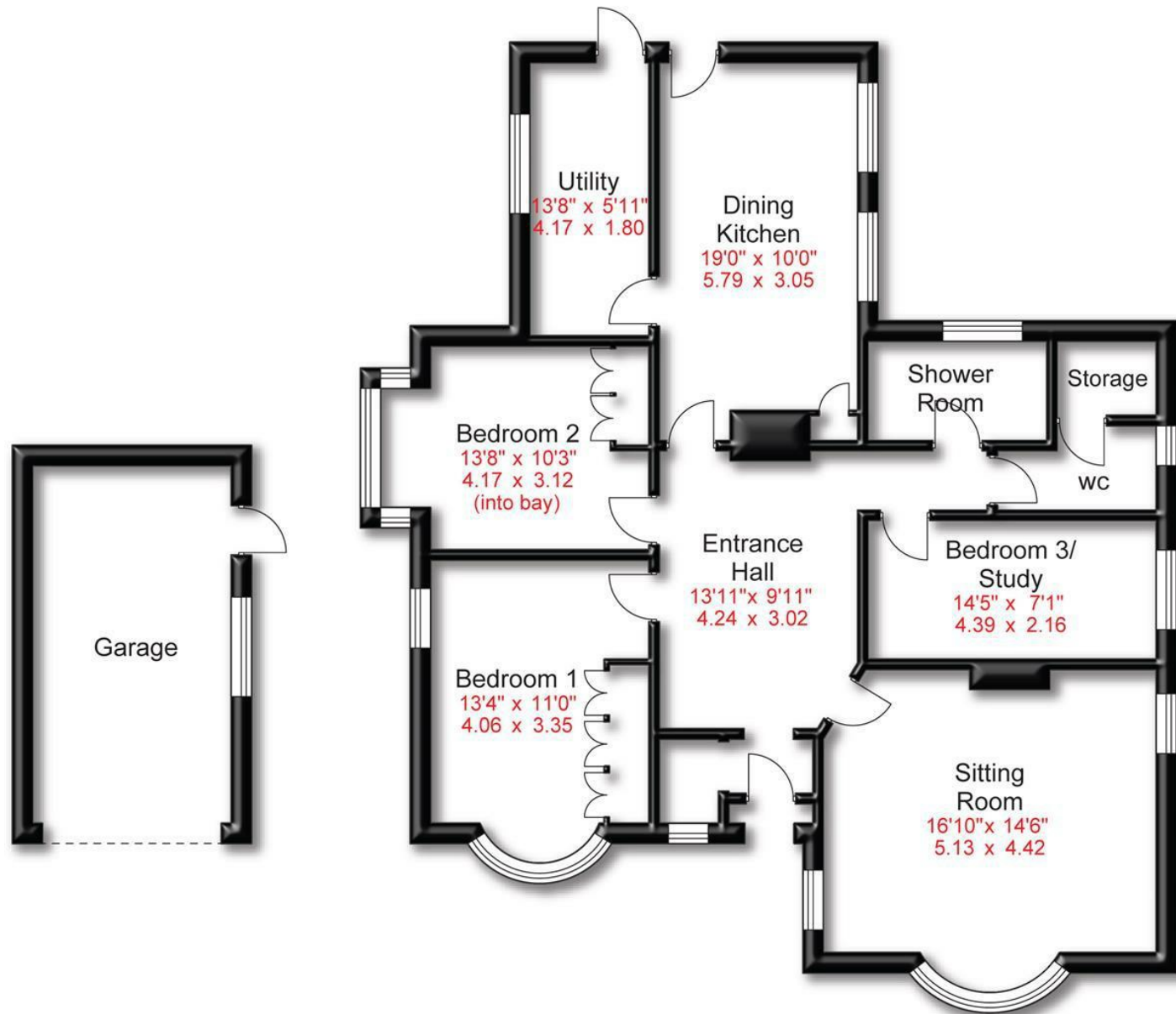


Approx Gross Floor Area = 1397 Sq. Feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



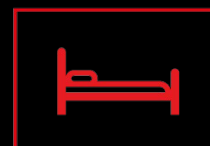
Clarence Road | Hale
Asking Price £900,000



SALES & LETTINGS

175 Ashley Road | Hale | WA15 9SD
t: 0161 928 9355
e: info@hibberthomes.com
www.hibberthomes.com

Bedrooms 3



Bath 1



Reception 2



Ample Off Road
Parking



Area
1397.00 sq ft



No Chain



- Detached Bunaglow
- Corner Plot
- 5 Minute walk to Hale Village
- Detached Garage
- Ample Off Road Parking
- Three Bedrooms
- Potential for Double Storey Extension
- Immaculately Presented Throughout
- Beautifully Landscaped Grounds
- No Chain

An exceptionally well presented detached bungalow with secluded westerly facing rear gardens. The superbly proportioned accommodation briefly comprises recessed porch, entrance vestibule, entrance hall/reception room, cloakroom/WC, sitting room, dining kitchen, utility room, two double bedrooms with fitted furniture, additional double bedroom and shower room/WC. Gas fired central heating and secondary glazing. Detached garage and ample off road parking. Beautifully landscaped grounds.

Clarence Road contains a variety of interesting properties of varying ages in a sought after location approximately $\frac{3}{4}$ of a mile from the village of Hale with its range of fashionable restaurants, wine bars and individual shops. A little further to the north is the comprehensive shopping centre of Altrincham with its thriving market quarter and Metrolink station which provides a commuter service into Manchester.

Standing in a slightly elevated position with traditional bay fronted elevations, this detached cottage is arranged over a single level and is beautifully presented with superbly proportioned rooms throughout. It is nevertheless difficult to appreciate from the exterior the extent of the accommodation within and an appointment to view is highly recommended.

The delightful grounds are wonderfully maintained with mature tree lined borders. The rear gardens are laid mainly to lawn with a stone paved terrace which is ideal for entertaining during the summer months. Importantly with a high degree of privacy and a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

