



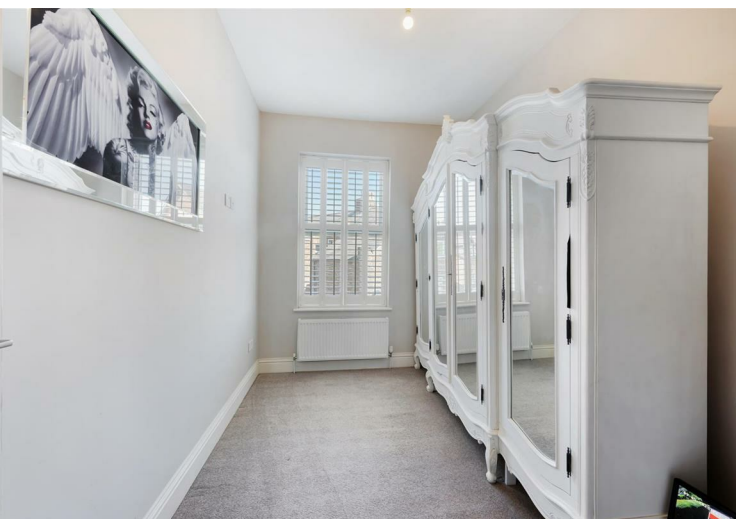
13 Hale Road
WA14 2EE

Asking Price £1,150,000

- Gated property
- Semi-detached property
- Converted cellars
- Modern interior with beautiful period features

- Moments from Hale Village & Altrincham
- Driveway parking for up to 5 cars
- 5 bedrooms, 3 bathrooms







Total Approx. Floor Area 2589 Sq.ft. (240.5 Sq.M.)

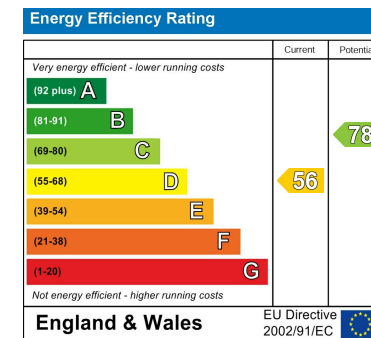
Lower Ground Floor
 Approx. Floor Area 718 Sq.Ft (66.7 Sq.M.)
 Rooms: Garden Store/Boiler (14'5 x 9'8, 4.39 x 2.95m), Family Room (17'1 x 11'3, 5.21 x 3.43m), Study (17'10 x 15'3, 5.44 x 4.65m), Landing, Utility/WC.

Ground Floor
 Approx. Floor Area 769 Sq.Ft (71.4 Sq.M.)
 Rooms: Living Area (18'8 x 9'3, 5.69 x 2.82m), Dining Kitchen (17'1 x 12'0, 5.21 x 3.66m), Lounge (17'11 x 14'11, 5.46 x 4.55m), Hall, two Closets (C).

First Floor
 Approx. Floor Area 579 Sq.Ft (53.8 Sq.M.)
 Rooms: Bedroom (12'0 x 9'0, 3.66 x 2.97m), Bedroom (12'0 x 7'7, 3.66 x 2.31m), Landing, Bathroom, Principal Bedroom (15'0 x 14'0, 4.57 x 4.27m), En suite.

Second Floor
 Approx. Floor Area 523 Sq.Ft (48.6 Sq.M.)
 Rooms: Bedroom (16'9 x 11'10, 5.11 x 3.61m), W/S, Landing, Shower Room, Bedroom (16'10 x 11'10, 5.13 x 3.61m), Wardrobe And Storage.

Local Authority:
Trafford



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements