

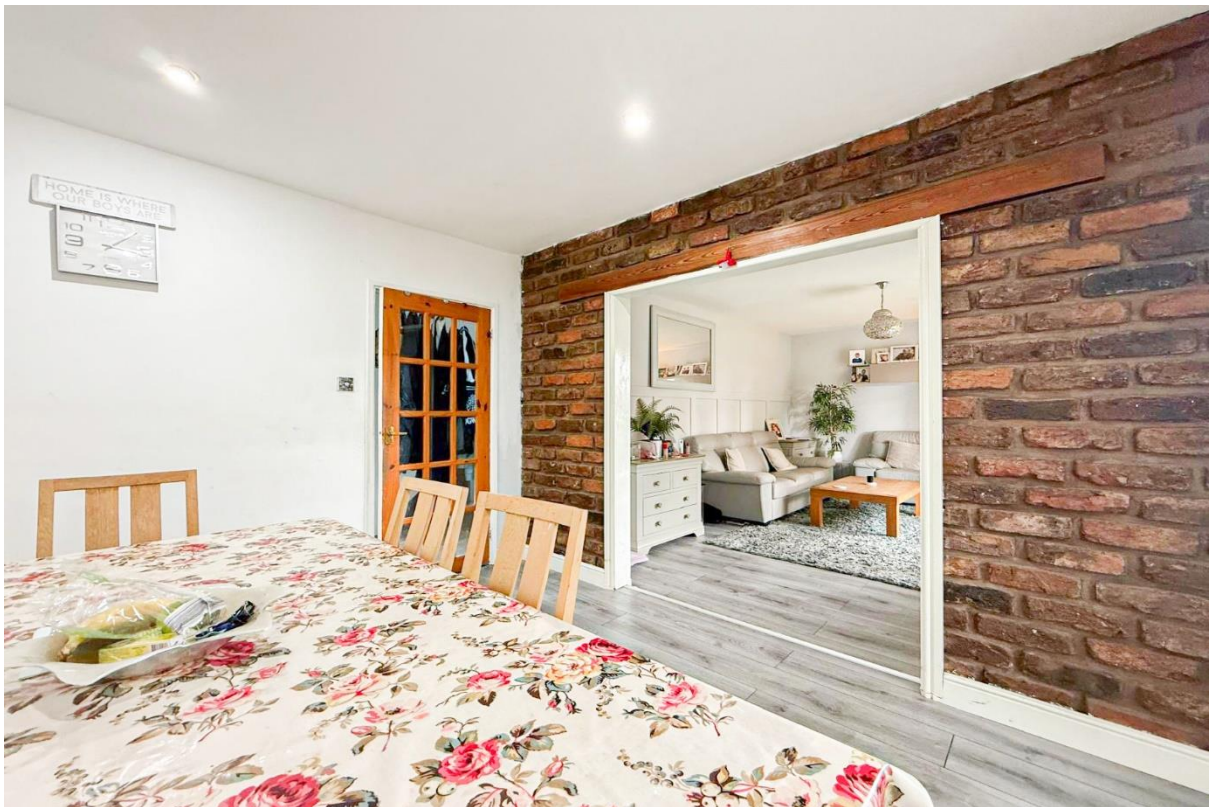


Town Lane, Hale Village, Liverpool, L24 4AQ

- Delightful Three Bedroom Semi Detached Home
- Generously Proportioned & Beautifully Finished
- Inviting Dining Room & Modern Fitted Kitchen
- Luxurious Contemporary Family Shower Room
- Envious Located In The Picturesque Hale Village
- Porch & Impeccably Presented Reception Room
- Three Substantial & Well-Presented Bedrooms
- Fantastic Garden To Rear & Off-Road Parking



£225,000

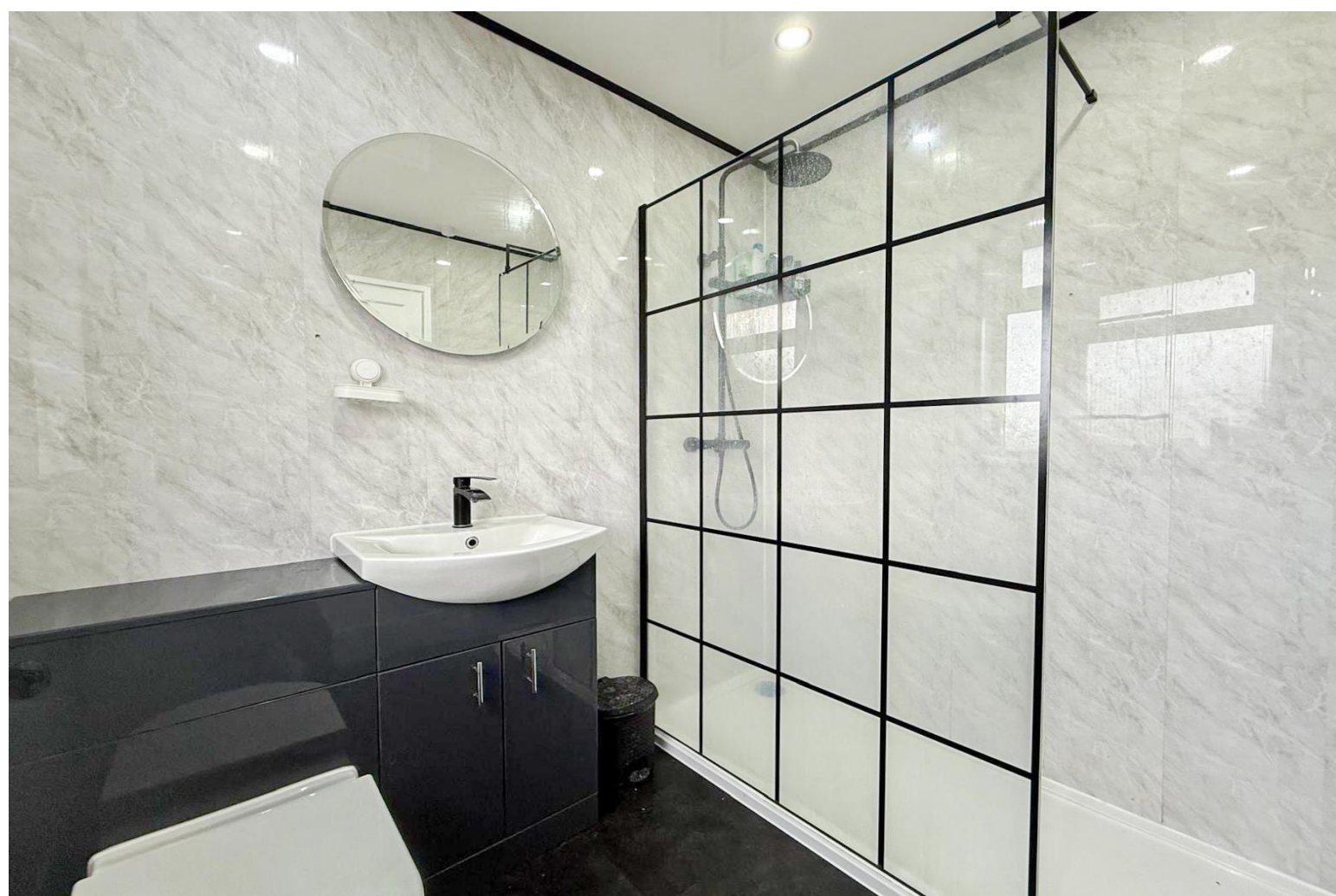














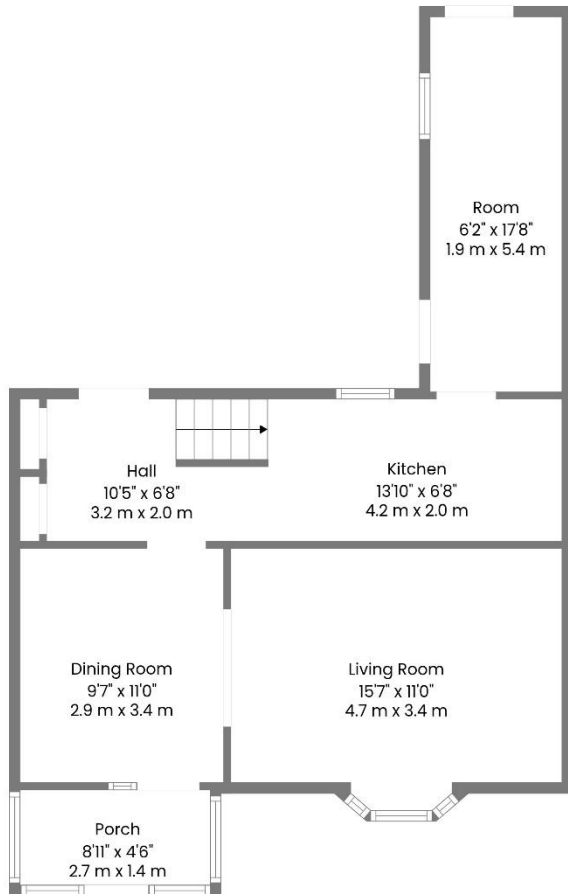
Description

Move Residential are thrilled to present to the sales market this delightful three bedroom semi detached property, nestled on Town Lane in the picturesque Hale Village, L24. Occupying a substantial corner plot, this property boasts generous and beautifully presented living proportions throughout, promising to make a wonderful future home for a growing family. Following through the porch, you are greeted into the property by a bright and spacious dining room, offering the perfect setting for enjoying family mealtimes. This flows seamlessly into an impeccably presented lounge which is awash with natural light courtesy of a bay window. Finished in a tasteful décor featuring attractive wood style flooring and chic wall panelling, this presents a welcoming and stylish space to relax and unwind. Concluding the ground floor is a modern kitchen complete with a range of sleek fitted base and wall units and complementary worktops. Continuing up to the first floor, you will find three well-proportioned bedrooms, each finished to an excellent standard, accompanied by a deluxe family shower room featuring a walk-in shower unit. Externally, the property further benefits from a sizable rear garden, consisting of a lawn and raised decking area, along with an artificial grass area to the side, offering a fantastic outdoor space for the whole household to enjoy. To the front, a driveway provides ample off-road parking.

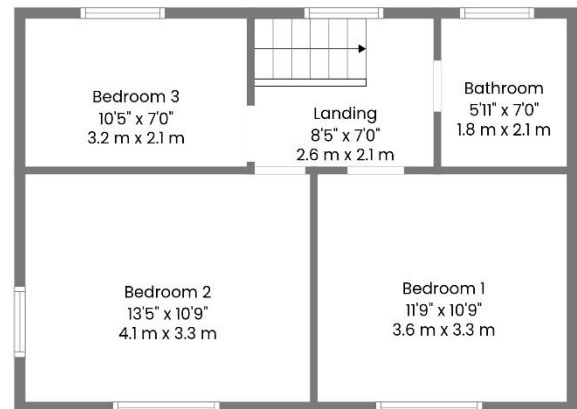
Location

Hale village is located 3 miles from Widnes in Cheshire and 1 mile from Liverpool - John Lennon Airport on the north bank of the River Mersey. Historical landmarks include St Mary's Church and Hale Village Hall. Hale C of E Primary School is located nearby with Hale Park providing an excellent green space. Hale Village has several times won 'Best - Kept Village' awards in the late 1960's and more recently several "Community Pride" and "Little Gem Awards" for several locations in the village. Situated on Grade I agricultural land, Hale Village is surrounded by several farms and rolling countryside.

Floor Plan



Floor 1



Floor 2

TOTAL: 1034 sq. ft, 96 m2

FLOOR 1: 574 sq. ft, 53 m2, FLOOR 2: 460 sq. ft, 43 m2

EXCLUDED AREAS: PORCH: 40 sq. ft, 4 m2, BAY WINDOW: 6 sq. ft, 1 m2, WALLS: 112 sq. ft, 11 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, No Responsibility Is Taken For Any Error, Omission Or Mis-statement. This Plan Is For Illustrative Purposes Only And Should Be Used As Such By Any Prospective Purchaser.

EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.