13 Hazelwood Road, Hale

£1,150,000 Freehold

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Located in the centre of Hale Village is this impressive, period semi-detached property, originally dating back to 1906. The property has two generous reception rooms, recently installed, fully fitted breakfast kitchen, four bedrooms and a large family bathroom. Externally there is a block paved driveway providing off road parking and leading to the attached garage, with lawned garden and mature shrubbery to the rear.

A very attractive Edwardian semi-detached, family home, located close to excellent primary and secondary schools, extensive transport links and local amenities. The property is in a central village location being approached via a block paved driveway, providing ample off road parking and leading to the attached garage with twin timber doors. Once inside the property there is an enclosed porch, wide hallway, befitting of the Edwardian era with staircase to the first floor and understairs storage. There are two large reception rooms with high ceilings and tall windows making the property very light and airy. Towards the rear of the property there is a fully fitted kitchen with a recently installed, comprehensive range of units, integrated appliances and useful utility room adjacent. The kitchen also gives access to the lower ground floor which has a large chamber, with full head height, ideal for further refurbishment, subject to the necessary consents. To the first

- ‣ Central Hale village location, close to extensive amenities
- ‣ Off road parking for two cars and garage
- ‣ High ceilings and large windows making the property very light
- ‣ Four bedrooms, three double bedrooms and a generous single bedroom
- ‣ Larger than average garden to the rear, which is mainly laid to lawn
- ‣ The property is not overlooked, therefore offering significant privacy

Approx Gross Floor Area = 1781 Sq. Feet
(Excluding Garage)

Utility
10'10" x 8'9"
3.30 x 2.67

Cellar
18'4" x 9'9"
5.59 x 2.97
(max. min)

store

Lower Ground Floor

Dining Room
15'0" x 11'11"
4.57 x 3.63

Breakfast Kitchen
18'8" x 11'7"
5.69 x 3.53

store

Lounge
15'2" x13'10"
4.62 x 4.22

Garage
16'5" x 7'9"
5.00 x 2.36

Ground Floor

Bedroom
14'11"x 11'11"
4.55 x 3.63

Bedroom
10'5" x 9'11"
3.17 x 3.02

Bedroom
13'5" x 12'1"
4.09 x 3.68

Bedroom
8'11" x 7'11"
2.72 x 2.41

First Floor