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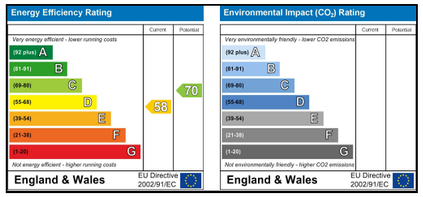
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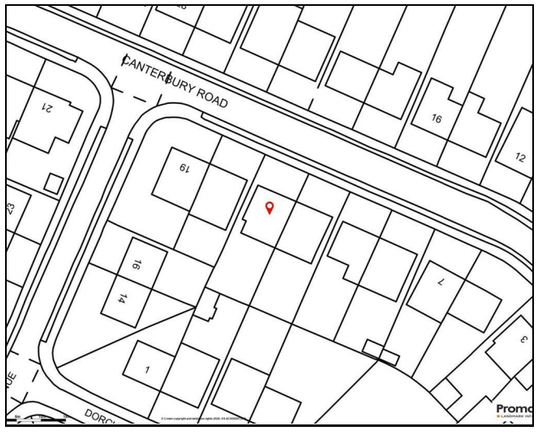
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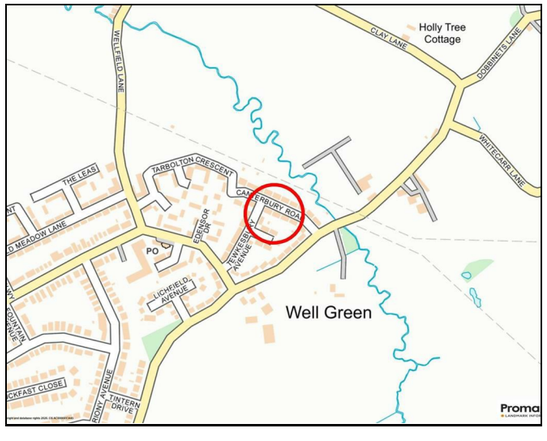
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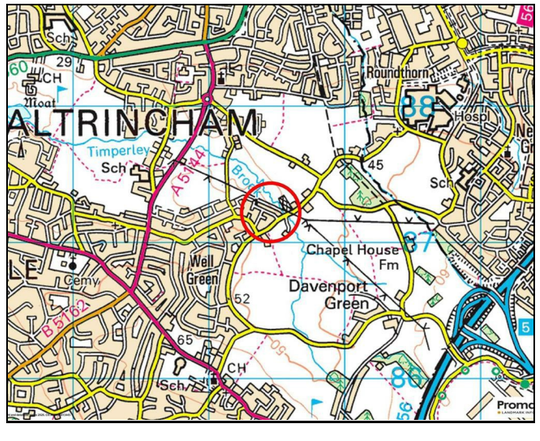
energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)









AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

overview

AN EXTENDED SEMI DETACHED FAMILY HOME WITH SCOPE TO IMPROVE, LOCATED IN A POPULAR NEIGHBOURHOOD CLOSE TO EXCELLENT LOCAL SCHOOLS AND HALE, HALE BARNS AND ALTRINCHAM CENTRES. 1466 SQFT.

Porch. Hall. Lounge. Dining Room. Breakfast Kitchen. WC. Five Bedrooms. Family Bathroom. Driveway. Garage. Sunny Gardens. NO CHAIN!



in detail

A traditional, extended bay fronted Semi Detached family home located in this popular neighbourhood, ideally located for The Well Green Primary School and close to Hale, Altrincham and Hale Barns Centres.

The property is well maintained but is now ready for updating and improving and has accommodation extending to some 1466 square feet providing a Porch. Hall, Lounge, Dining Room, Breakfast Kitchen and WC to the Ground Floor and Five Bedrooms served by a Family Bathroom to the First Floor.

There is scope to reconfigure the accommodation to provide an Open Plan Live In Kitchen and to convert one Bedroom into an En Suite facility.

Externally, there is a Driveway providing off road Parking, returning in front of a Garage and to the rear a lawned Garden enjoying a South facing sunny aspect.

Comprising:

Enclosed Porch. Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation.

Lounge with bay window to the front elevation. Stone fireplace. Sliding doors lead to the:

Dining Room with patio doors on to the garden and a door to the Breakfast Kitchen.

Breakfast Kitchen fitted with an extensive range of wood fronted units with worktops over, inset, into which is a stainless steel sink and drainer unit. Integrated double oven. Window overlooking the rear.

A door provides access to a rear lobby with Ground Floor WC off and a door to the Garage.

Ground Floor WC fitted with a white suite and chrome fittings, providing a wash hand basin and WC. Tiling to the sink area.

To the First Floor Landing there is access to Five good sized Bedrooms served by a Family Bathroom.

Bedroom One with bay window to the front elevation. Extensive built in mirror fronted wardrobes.

Bedroom Two with window to the rear. Built in wardrobes.

Bedroom Three with window to the front elevation.

Bedroom Four with window to the rear. Built in wardrobes.

Bedroom Five with window to the front elevation.

The Bedrooms are served by a spacious Family Bathroom fitted with a white suite and chrome fittings, providing a bath, separate enclosed shower cubicle, wash hand basin and WC. Window to the rear elevation. Loft access point.

Externally, there is a paved Driveway providing off road Parking and a well stocked Garden frontage with a variety of plants, shrubs and trees.

To the rear, there is a paved patio area adjacent to the back of the house. Beyond, the Garden is laid to lawn with stocked borders with a variety of plants, shrubs and trees and enclosed with mature hedging. Garden Shed.

The Garden is South facing, therefore enjoys a sunny aspect.

This property is offered for sale with No Chain.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1466 Sq. Feet
= 136.3 Sq. Metres

