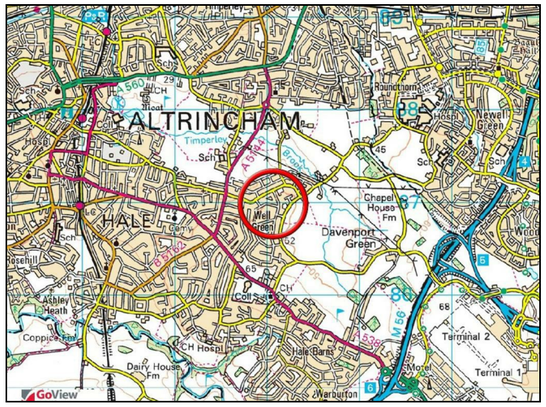
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The Property Ombudsman

HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

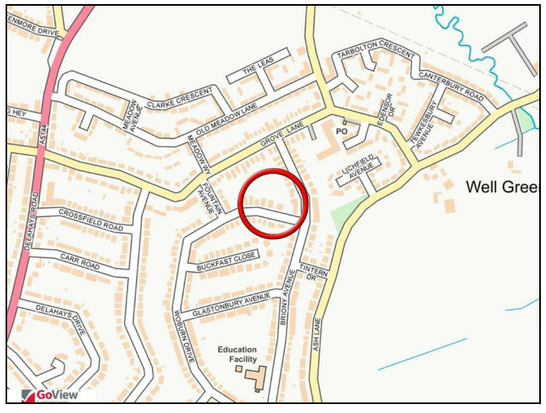
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
INDEPENDENT ESTATE AGENTS

location



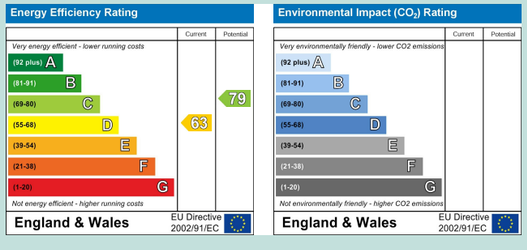
From Watersons Hale office proceed along Ashley Road in the direction of Hale Station and turn right at the crossings in to Victoria Road. At the end of Victoria Road turn right on to Hale Road. Continue for some distance and turn right at the Park Road/Delaheys Road traffic lights in to Delaheys Road. At the next lights turn right on to Grove Lane. Follow the road to the right and turn right on to Fountain Avenue. At the end of Fountain Avenue turn left on to Woburn Drive where the property will be found on the left hand side.





energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)



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.

WATERSONS
INDEPENDENT ESTATE AGENTS

10 Woburn Drive

Hale, Altrincham, Cheshire, WA15 8LZ



A WELL PRESENTED SEMI DETACHED BUNGALOW WITH DELIGHTFUL GOOD SIZED REAR GARDEN LOCATED IN A POPULAR NEIGHBOURHOOD. 1034 SQFT.

Entrance Vestibule. Lounge. Conservatory Day Room. Kitchen. Three Bedrooms. Bathroom. Driveway. Garage. Gardens. NO CHAIN!

£550,000

www.watersons.net

in detail









A well presented Semi Detached Bungalow featuring a truly beautiful Garden to the rear and having had the layout of the accommodation cleverly reconfigured to maximise aspect of the Garden from the day to day living space.

The property is located in this highly popular area, ideal for both downsizers and young families and properties of this type often benefit from substantial Loft Conversions to create a family home. As such, we feel the property will appeal to a wide market and is offered for sale with no chain.

Located in a quiet neighbourhood close to Hale, Altrincham and Hale Barns Centres and the M56 motorway network and walking distance to Shay Lane Synagogue, Holy Angels Roman Catholic Church and Muslim Community Centre.

The accommodation provides a spacious Lounge in addition to the Conservatory Day Room which is currently utilised as a Dining and Sitting Room enjoying a beautiful Garden view which is adjacent to the Kitchen.

The Kitchen is fitted with a range of base and eye level units with worktops over, inset into which is a one and a half sink and drainer unit with mixer tap over. Integrated double oven, hob and extractor over. Space for a freestanding fridge freezer. Window to the side. Tiling to the walls. Door into the Conservatory Day Room.

There are Three Bedrooms, Two Double Rooms with extensive fitted furniture and a Single Room ideal to be used as a Home Study. These Bedrooms are served by the spacious Family Bathroom.

Externally, the property has off street Parking to the front which returns down the side of the house and leads to the Detached Single Garage. There is a deep Garden frontage.

The Garden to the rear is a truly wonderful feature with a large stone paved patio area adjacent to the back of the house, accessed via the Conservatory Day Room. Beyond, the Garden is laid to a substantial expanse of lawn enclosed within tall, mature hedge borders with a most attractive backdrop of mature trees and greenery providing delightful outlook, rendering the property to be private and not overlooked. Garden shed.

UPVC double glazing. Gas central heating on a combination boiler.

An excellent example of a most popular style of Bungalow, offered for sale with no chain.

- Freehold
- Council Tax Band D





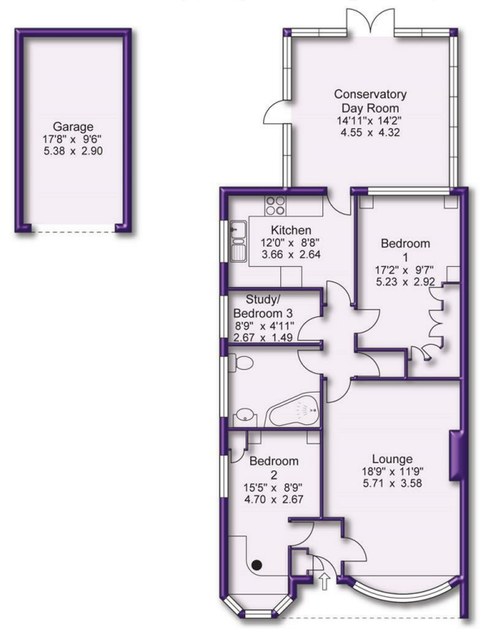








Approx Gross Floor Area = 1034 Sq. Feet
(exc. Garage. inc. Conservatory) = 96.06 Sq. Metres



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