

LEASEHOLD



Flat

# 55 WESTGATE, HALE, WA15 9BA

## £475,000

### FEATURES

- Spacious first floor apartment
- Hale Village location
- Off road parking
- Close proximity to Hale train station
- Long leasehold
- Chain free



ACOBAS

## 2 Bedroom Flat located in Hale

The property is accessed via a private ground floor entrance with staircase rising to the first floor, opening into a spacious central hallway which provides access to all rooms.

The living room is a standout feature of the home, offering excellent proportions and large double glazed windows, allowing for an abundance of natural light. Built-in shelving and a character fireplace create a warm and inviting living space.

The home also boasts a separate eat-in kitchen, which is well laid out with a range of fitted units, ample worktop space and room for a dining table.

The apartment offers a generous principal bedroom, well positioned and benefiting from excellent floor space, alongside a second bedroom which would suit use as a guest room, home office or dressing room. Completing the accommodation is a modern three piece bathroom fitted with a contemporary suite including bath with shower over, wash basin and WC.

### Location:

Westgate is superbly located within walking distance of Hale village, as well as Hale train station - providing direct links into Manchester city centre, while the A56, M56 and M60 motorway networks ensure excellent commuter access. Nearby highly regarded local schools and nearby green spaces further enhance the appeal of this prime location.

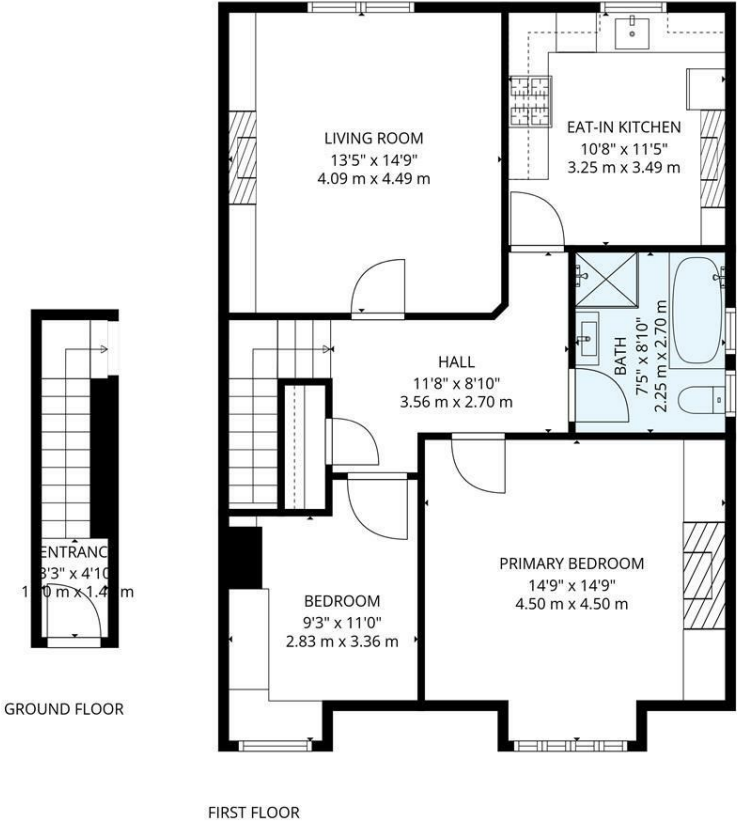


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**D**



**TOTAL: 897 sq. ft, 84 m2**  
 GROUND FLOOR: 51 sq. ft, 5 m2, FIRST FLOOR: 846 sq. ft, 79 m2  
 EXCLUDED AREAS: WALLS: 84 sq. ft, 8 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>63</b>
(39-54) <b>E</b>		<b>45</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

