



\*\*\*\* Traditional three bedroom semi detached home with no chain \*\*\*\* This FANTASTIC home is ready for you to add your own stamp and has plenty of opportunity to extend (STPP)!! Benefitting from Two reception rooms, with the second reception room measuring over 21FT, a fitted kitchen and dining area, downstairs W.C, three well proportioned bedrooms, a three piece bathroom, large driveway to the front with carport to the side, a huge well maintained rear garden and detached garage. The property is gas central heated and double glazed throughout. Located on a popular road with walking distance to Hale and Altrincham, local shops, Stamford Park, excellent schooling, network and transport links. Viewings are by appointment only and can be arranged by contacting the office!!!



### **Entrance Porch**

Double glazed windows and door, carpeted flooring and original wooden door into the hallway.

### **Hallway**

Original wooden internal door with glass side panels and transom window. Carpeted flooring and stairs to the first floor, ceiling light point, and wall mounted radiator. Access to all ground floor rooms.

### **Reception room one**

Carpeted flooring, ceiling light point, wall mounted radiator, double glazed window to the front, television point, plug points and fire place with surround.

### **Reception room two**

Carpeted flooring, two ceiling light points, wall mounted radiator, double glazed patio doors to the rear, television point, plug points and fire place with surround.

### **Downstairs W.C**

Carpeted flooring, double glazed window to the side, wall light and pedestal W.C with built in handwash basin.

### **Kitchen/Diner**

A range of wall and base unit cupboards with roll top work surfaces and tiled splash backs. Integrated oven, grill, hob and sink with drainer. Space for a washing machine and fridge freezer. Wood effect flooring, ceiling light point, double glazed window to the side, double glazed window to the rear and Upvc door to the side. Wall mounted radiator, wall mounted electric heater, plug points and wall mounted combi boiler.

### **First Floor Landing**

Carpeted stairs and landing, ceiling light point, double glazed window to the side and access to all first floor rooms. Loft hatch access.

### **Bedroom One**

Carpeted flooring, ceiling light point, wall mounted radiator, double glazed window to the front, plug points and built in wardrobes.

### **Bedroom Two**

Carpeted flooring, ceiling light point, wall mounted radiator, double glazed window to the rear, plug points and built in wardrobes.

### **Bedroom Three**

Carpeted flooring, ceiling light point, wall mounted radiator, double glazed window to the front and plug points.

### **Bathroom**

Three piece bathroom comprising of a large walk in shower, handwash basin and pedestal W.C. Vinyl flooring, tiled walls, ceiling light point, wall mounted radiator and double glazed window to the side.

### **Externally**

To the front of the property there is a spacious driveway suitable for off road parking, a small lawn and carport to the side with wooden gate. To the rear there is a substantial garden with a large lawn, mature trees, hedges and shrubs, a patio area and a detached garage.

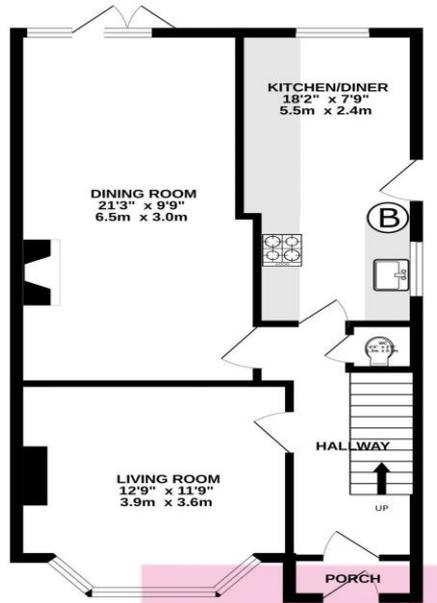




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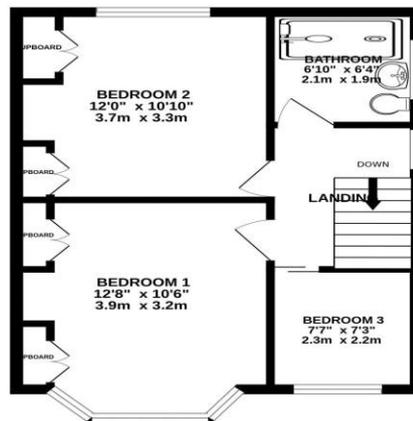
**Sandleigh Avenue**  
Hale WA15 8AT

GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



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1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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