



Claremont Grove | | Hale | WA15 9HH

Guide price £600,000



SHEPPARD & CO

Claremont Grove |
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| Detached Home In Need Of
Modernisation | <ul style="list-style-type: none"> • Superb Village Centre Location |
| Reception Rooms Plus Conservatory | <ul style="list-style-type: none"> • Huge Potential To Extend Subject To Planning |
| Road Parking | <ul style="list-style-type: none"> • Good Size Garden |
| De Sac Location Within Walking Distance
To Sale | <ul style="list-style-type: none"> • No Onward Chain |

opportunity to acquire a house in this particular location in need of modernisation. In a superb village centre cul de sac location, this family home offers tremendous potential to modernise/enlarge subject to the necessary planning permission.

Accommodation comprises a good size entrance hall with downstairs wc, entered by two good sized reception rooms, conservatory and a breakfast kitchen. On the first floor level are two double bedrooms and one single plus a well proportioned family room.

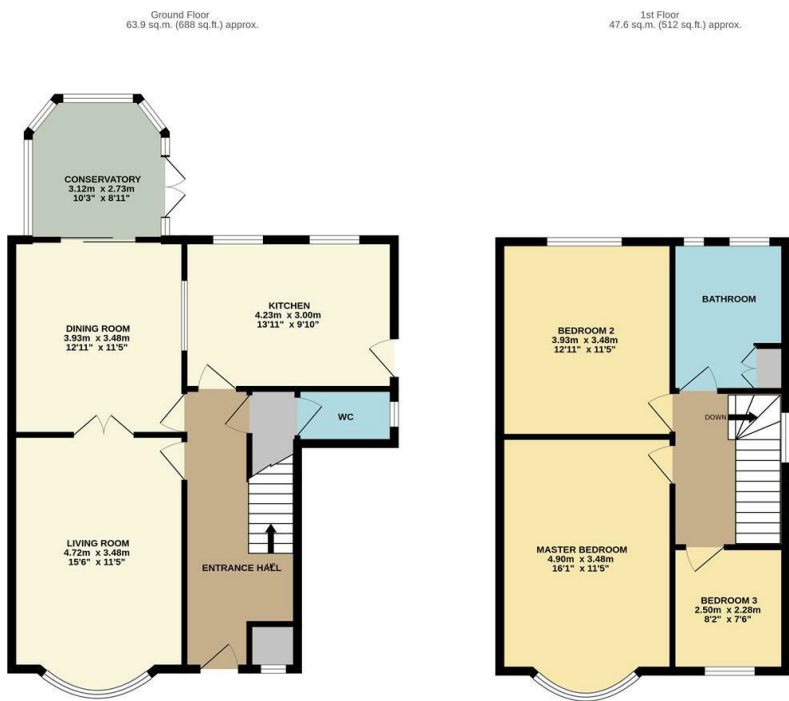
ally are gardens to the front and rear and ample parking facilities.

Mont Grove is characterised by 1930's properties and larger Victorian semi detached properties.

village is literally within walking distance with its range of shops and services, whilst Ham is also close by with its massively improved town centre and Metro System into Chester.

CONCLUSIONS

the centre of Hale proceed up Westgate turning left onto Hale Road, Claremont will be found almost immediately on the right., the house will be found by our for sale



TOTAL FLOOR AREA : 111.5 sq.m. (1200 sq.ft.) 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		70	82
England & Wales		EU Directive 2002/91/EC	

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