



217 HALE ROAD, HALE  
CHESHIRE, WA15 8DL

John N  
*Hilditch & Co*



First Floor  
106.9 sq.m. (1151 sq.ft.) approx.



TOTAL FLOOR AREA: 217.7 sq.m. (2343 sq.ft.) approx.

Measurements are for information only and are not intended to be used as a basis for any contract. The purchaser should satisfy themselves by inspection or otherwise as to the correctness of each of them.

**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

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## 217 HALE ROAD HALE



Located within walking distance of Hale village, this attractive semi-detached family home offers fabulous accommodation approaching to 2,350 sq.ft.

LIVING ROOM 22'0" x 17'9" (6.70 x 5.40)  
DINING ROOM 17'9" x 14'9" (5.40 x 4.50)  
REAR ENTRANCE PORCH  
BOILER ROOM 10'10" x 9'10" (3.30 x 3.00)  
UTILITY ROOM

The spacious accommodation comprises a wide welcoming entrance hallway, complemented by an excellently proportioned main living room, separate dining room, breakfast kitchen, well proportioned utility room, rear porch, downstairs wc and boiler/store room.

### FIRST FLOOR & LANDING

MASTER BEDROOM 14'1" x 13'9" (4.30 x 4.20)  
BEDROOM TWO 14'1" x 13'9" (4.30 x 4.20)  
BEDROOM THREE 18'4" x 10'2" (5.60 x 3.10)  
EN-SUITE  
BEDROOM FOUR 13'9" x 9'6" (4.20 x 2.90)  
BEDROOM FIVE 12'10" x 12'6" (3.90 x 3.80)  
BATHROOM

At first floor level leading from a generous galleried landing are five double bedrooms, one with en-suite facilities and a family bathroom.



The stunning gardens to the house sit predominately to the front and incorporate a long area of lawn allowing the house to sit back from the main road. There is a long tarmacadam drive and ample parking to the side of the property.

### SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

The house retains many of the fine original features and whilst now in need of some cosmetic updating, it is nonetheless a fabulous family property.

### TENURE:

### ASSESSMENT:

Trafford Borough Council. Council Tax Band " VACANT POSSESSION UPON COMPLETION

### VIEWING:

By appointment through the Agent.

Hale village offers a wide range of shops and services and is complemented by Altrincham town centre with its Metro System into Manchester.



The urban motorway network at Junction 6 of the M56 is within five minutes drive and the International Airport is also close at hand.

### DIRECTIONS

From the centre of Hale proceed along the main Hale Road in the direction of Hale Barns where the property will be found on the left on the corner of Egerton Road.

### GROUND FLOOR

PORCH

WC

RECEPTION HALL 15'5" x 13'9" (4.71 x 4.18)

BREAKFAST KITCHEN 14'1" x 13'9" (4.30 x 4.20)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

