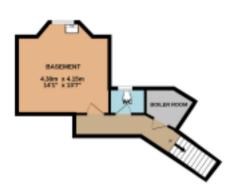


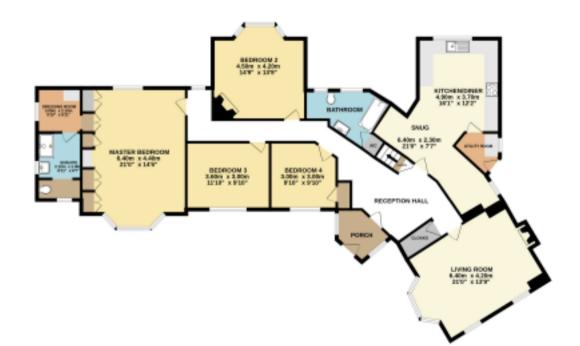
22 CLARENCE ROAD, HALE, CHESHIRE, WA15 8SF



BASEMENT 27.7 sq.m. (298 sq.ft.) approx.



GROUND FLOOR 168.4 sq.m. (1759 sq.ft.) approx.



TOTAL FLOOR AREA : 191.1 sq.m. (2057 sq.ft.) approx.

While every attempt the been made to ensure the accuracy of the toophan contained here, necessarements of doors, vindows, norms and any other terms are approximate and no responsibility is taken for any error, ornivision or mis-statement. This plan is for it austrative purposes only and should be used as such to gravy prospective purchaset. The services, systems and appliances shown have not been tested and no guarantee as to their operative or discover on the given. Made with Metropix 02823

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of John N Hilditch & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



DEVELOPMENT OPPORTUNITY

Occupying a highly popular location within walking distance of Hale village, 22 Clarence Road is a substantial bungalow extending in excess of 2,000 sq.ft. as per the attached plan, however, its real potential will be as a residential development site.

We are verbally advised that the plot extends to roughly 0.8 of an acre and therefore developers should satisfy themselves as to the exact measurement of the site and its potential for redevelopment.

Our clients will consider conditional or unconditional offers for the site, subject to any purchasers providing details of any proposed application.

Clarence Road is characterized by a mixture of predominantly detached and semi detached properties, the site adjacent was developed in 2003 forming a gated development of eleven properties.

The area is handily located for access to Hale and Altrincham, the motorway network is roughly five to ten minutes away and the Metro System into Manchester runs from Altrincham.

DIRECTIONS

From the centre of Hale proceed up Westgate to the main Hale Road turn right in the direction of Hale Barns and after approximately three hundred yards turn left onto Clarence Road where the property will be found on the right.

GROUND FLOOR

PORCH

LIVING ROOM 21'0" x 13'9" (6.40 x 4.20) MASTER BEDROOM 21'0" x 14'5" (6.40 x 4.40) EN-SUITE 6'11" x 6'7" (2.10 x 2) DRESSING ROOM 9'10" x 6'11" (3 x 2.10) BEDROOM TWO 14'9" x 13'9" (4.50 x 4.20) BEDROOM THREE 11'10" x 9'10" (3.60 x 3) BEDROOM FOUR 9'10" x 9'10" (3 x 3) BATHROOM

LOWER GROUND FLOOR

BASEMENT 14'1" x 13'7" (4.30 x 4.15) WC BOILER ROOM

SERVICES:

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

ASSESSMENT:

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

By appointment through the Agent.



22 CLARENCE ROAD







RECEPTION HALL CLOAKS UTILITY ROOM KITCHEN/DINER 16'1" x 12'2" (4.90 x 3.70) SNUG 21'0" x 7'7" (6.40 x 2.30)

