



24 SPRING ROAD, HALE
CHESHIRE, WA14 2UQ

John N
Hilditch & Co



TOTAL FLOOR AREA : 201.3 sq.m. (2166 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.
Made with Metropix 62623

FLOOR PLANS

Not to Scale. For Illustration purposes only.

162/164 Ashley Road, Hale, Cheshire WA15 9SF Tel: 0161 929 6363 Web: www.jhilditch.com

NOTICE: John N Hilditch & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 (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.



24 SPRING ROAD HALE



Occupying a superb location within walking distance of Hale village, this house offers expansive accommodation of over 2,000 sq.ft. spread across four levels.

Briefly the accommodation comprises a reception hall, a bay fronted living room and the focal point of the ground floor is large breakfast kitchen which opens onto the rear garden.

At lower ground floor are two large cellar chambers which could if necessary be converted to create extra living accommodation.

FIRST FLOOR & LANDING

MASTER BEDROOM 12'6" x 11'10" (3.80 x 3.60)
 BEDROOM TWO 12'6" x 10'10" (3.80 x 3.30)
 BEDROOM THREE 12'2" x 12'2" (3.70 x 3.70)
 BATHROOM

SECOND FLOOR & LANDING

BEDROOM FOUR 12'6" x 10'10" (3.80 x 3.30)
 EN-SUITE



At first floor level are three double bedrooms and a family bathroom, and completing the accommodation at top floor level is a large bedroom with en-suite facilities.

Spring Road is literally on the edge of Hale's fashionable village which is characterised by a range of smart restaurants and shops and the house is within two minutes walk of the railway station.

Altrincham with its busy market town centre and Metro System into Manchester is within ten minutes walk and the motorway network and International Airport are close at hand.

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.



DIRECTIONS

From our offices in Hale, cross over the railway crossing, turn first left then first right into Spring Road where the house will be found on the right.

GROUND FLOOR

RECEPTION HALL

FAMILY KITCHEN/BREAKFAST ROOM 22'4" max x 20'0" (6.80 max x 6.10)

LIVING ROOM 17'1" max x 12'6" (5.20 max x 3.80)

LOWER GROUND FLOOR

CHAMBER ONE 26'7" x 12'6" (8.10 x 3.80)

CHAMBER TWO 13'1" x 12'2" (4 x 3.70)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

