

24 SPRING ROAD, HALE CHESHIRE, WA14 2UQ











TOTAL FLOOR AREA: 201.3 sq.m. (2166 sq.ft.) approx.

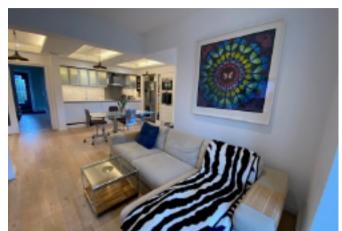
Whilst every attempt has been made to ensure the accuracy of the flooglain contained here, measurements of doors, whothere, norms and any other items are opproximate and so responsibility is belien the any even consistent or mini-statement. This plan is for illustration purposes only and should be used 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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FLOOR PLANSNot to Scale. For Illustration purposes only.



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

SECOND FLOOR & LANDING

BEDROOM FOUR 12'6" \times 10'10" (3.80 \times 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.

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 \times 20'0" (6.80 max \times 6.10)

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

LOWER GROUND FLOOR

CHAMBER ONE 26'7" \times 12'6" (8.10 \times 3.80) CHAMBER TWO 13'1" \times 12'2" (4 \times 3.70)



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.



