



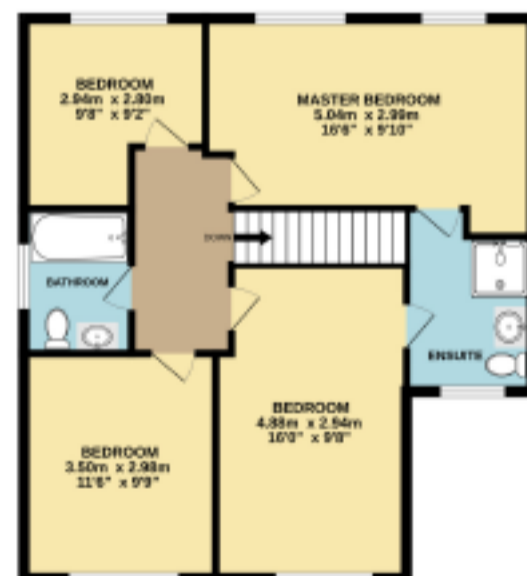
11 WADHAM WAY, HALE  
CHESHIRE, WA15 9LY



GROUND FLOOR  
116.0 sq.m. (1249 sq.ft.) approx.



1ST FLOOR  
66.0 sq.m. (710 sq.ft.) approx.



TOTAL FLOOR AREA: 182.0 sq.m. (1959 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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**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

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## 11 WADHAM WAY HALE



Set in a highly desirable cul de sac within walking distance of Hale village, this house which extends to just under 2,000 sq.ft offers spacious accommodation over two floors and is presented in excellent decorative order.

Briefly the accommodation comprises an L shaped entrance and hallway with a downstairs wc, the living accommodation comprises a sitting room, dining room, living room and breakfast kitchen, and the ground floor is completed with a double garage and utility room. At first floor level is a master bedroom with en-suite, three further bedrooms and a family bathroom. The house sits in a generous plot with ample forecourt parking and a spacious garden to the rear.

### FIRST FLOOR & LANDING

MASTER BEDROOM 16'6" x 9'10" (5.04 x 2.99)  
EN-SUITE  
BEDROOM TWO 16'0" x 9'8" (4.88 x 2.94)  
BEDROOM THREE 11'6" x 9'9" (3.50 x 2.98)  
BEDROOM FOUR 9'8" x 9'2" (2.94 x 2.80)  
BATHROOM

### EXTERNALLY

GARAGE 16'0" x 15'8" (4.88 x 4.77)



Wadham Way is characterised by a mixture of detached houses, many of which have been extend and upgraded in recent times.

Hale's fashionable village lies within ten to fifteen minutes walk with its range of shops and restaurants, and Altrincham with its busy market town centre is within five minutes drive.

The urban motorway network and International Airport are on the doorstep and the Bollin Valley and Green Belt are literally on the doorstep.

### 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 the centre of Hale, proceed along Ashley Road for half a mile, turning left onto Park Road, right into Fernlea and immediately right into Wadham Way and the house can be found at the head of the cul de sac.

### GROUND FLOOR

#### ENTRANCE

#### HALL

#### WC

UTILITY ROOM 11'6" x 4'4" (3.51 x 1.32)

KITCHEN/BREAKFAST ROOM 15'5" x 13'1" (4.71 x 3)

DINING ROOM 15'5" x 9'10" (4.70 x 3)

SITTING ROOM 20'1" x 12'3" (6.13 x 3.74)

LIVING ROOM 13'2" x 11'6" (4.02 x 3.51)

Score	Energy rating	Current	Potential
92+	A		
81-81	B		
69-80	C		78   C
55-66	D	62   D	
39-54	E		
21-38	F		
1-20	G		

