



7 PARK ROAD, HALE
CHESHIRE, WA15 9NL

John N
Hilditch & Co



TOTAL FLOOR AREA: 229.3 sq.m. (2468 sq.ft.) approx.

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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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7 PARK ROAD HALE



The sale of this fine Victorian property which is located within walking distance of Hale village offers a fantastic opportunity for a purchaser to stamp their own identity on a classic Victorian residence which, whilst it has had the kitchen, bathroom and boiler refitted less than 5 years ago, would benefit from some modernisation.

Briefly the accommodation which is laid out over four levels comprises an entrance hallway, the focal point of the living accommodation is a large dining/living room which could easily be separated into two separate rooms.

To the rear is a refitted breakfast kitchen, utility room, downstairs wc and a number of storage areas. At lower ground floor level are two large basement chambers with ample head room for a base for a cellar conversion, whilst at first floor level is a master bedroom, two further

bedrooms, family bathroom and separate wc. At top floor level is a fourth bedroom with more than useful storage areas. Externally are ample gardens to the rear and side and there is a garage and car parking for numerous vehicles.

Whilst this house is now in need of some modernisation the house retains many of the fine original Victorian features, and most importantly sits within walking distance of Hale's fashionable village with its range of shops and restaurants. The house is also within walking distance of Ashley, Green Belt farmland and Altrincham with its busy market town centre and regular Metrolink services into Manchester is also within ten minutes drive. The urban motorway network and International Airport are also within ten to fifteen minutes drive.

DIRECTIONS

From the centre of Hale proceed along Ashley Road in the direction of Ashley, turning left onto Park Road, No. 7 is the fourth house on the left hand side.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM 13'9" x 13'1" (4.20 x 4)

DINING ROOM 14'1" x 13'9" (4.30 x 4.20)

KITCHEN/BREAKFAST ROOM 16'9" x 15'1" (5.10 x 4.60)

UTILITY ROOM 8'6" x 6'3" (2.60 x 1.90)

WC

STORE ONE

STORE TWO

STORE THREE

LOWER GROUND FLOOR

CHAMBER ONE 14'1" x 12'2" (4.30 x 3.70)

CHAMBER TWO 13'9" x 13'1" (4.20 x 4)

FIRST FLOOR & LANDING

MASTER BEDROOM 18'1" x 12'10" (5.50 x 3.90)

BEDROOM TWO 14'1" x 11'10" (4.30 x 3.60)

BEDROOM THREE 15'1" x 13'1" (4.60 x 4)

BATHROOM

SEPARATE WC

SECOND FLOOR

BEDROOM FOUR 15'1" x 12'2" (4.60 x 3.70)

STORE



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.

