



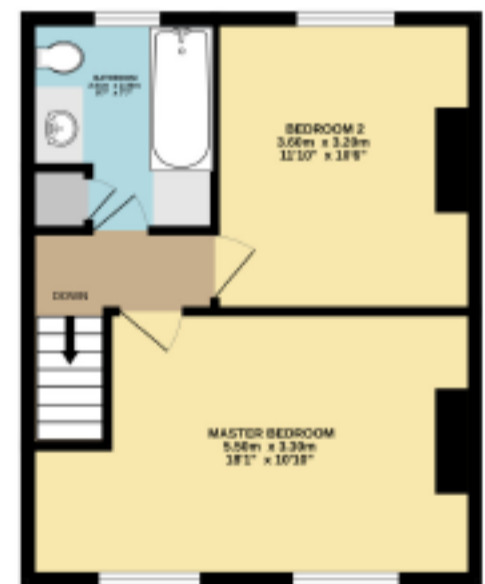
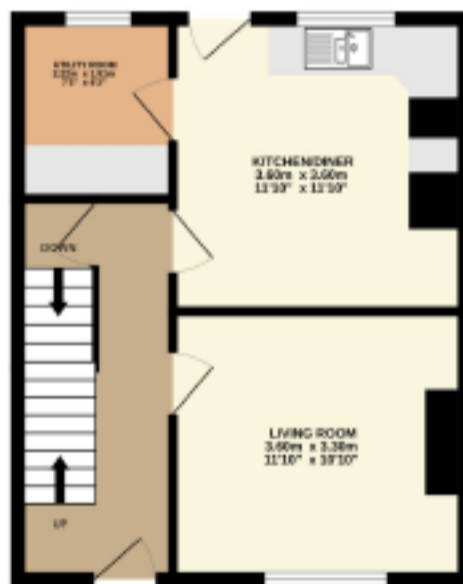
1 UTLEY FIELD VIEW, HALE,
CHESHIRE, WA15 9HT



BASEMENT
18.3 sq.m. (197 sq.ft.) approx.

GROUND FLOOR
36.7 sq.m. (395 sq.ft.) approx.

1ST FLOOR
36.9 sq.m. (398 sq.ft.) approx.



TOTAL FLOOR AREA : 92.0 sq.m. (990 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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1 UTLEY FIELD VIEW HALE



Occupying a delightful secluded location literally within walking distance of Hale village, Utley Field View is a small enclave of just three properties accessed via Hale Road adjacent to the corner of Albert Road East.

The house, whilst now in need of some updating, nonetheless offers a superb opportunity to buy a period house with parking facilities and gardens.

Briefly the accommodation comprises an entrance hallway, living room, dining kitchen and utility room, whilst at lower ground floor level are generous cellars which could be converted to form additional living accommodation.

At first floor level are two double bedrooms and a family bathroom.

Hale village lies within five minutes walk with its range of fashionable shops and restaurants and Altrincham which is just ten minutes away with its rapidly improving town centre and Metro System into Manchester. The urban motorway network and International Airport are within ten to fifteen minutes drive.

DIRECTIONS

From the centre of Hale village turn right onto Victoria Road, right onto Broomfield Lane, left onto Albert Road which forks right into Albert Road East, turn right onto Hale Road where the entrance is concealed, access is roughly thirty yards away.

Note to viewers - when viewing the property for the first time, it may be sensible to park on Albert Road and walk to the property as the driveway is not immediately obvious from Hale Road.

GROUND FLOOR

ENTRANCE HALLWAY

UTILITY ROOM 7'3" x 6'3" (2.22 x 1.91)
KITCHEN/DINER 11'10" x 11'10" (3.60 x 3.60)
LIVING ROOM 11'10" x 10'10" (3.60 x 3.30)

BASEMENT

CELLAR ONE 12'2" x 10'10" (3.70 x 3.30)
CELLAR TWO 10'10" x 6'8" (3.30 x 2.02)

FIRST FLOOR & LANDING

MASTER BEDROOM 18'1" x 10'10" (5.50 x 3.30)
BEDROOM TWO 11'10" x 10'6" (3.60 x 3.20)
BATHROOM 8'7" x 7'7" (2.61 x 2.30)

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		