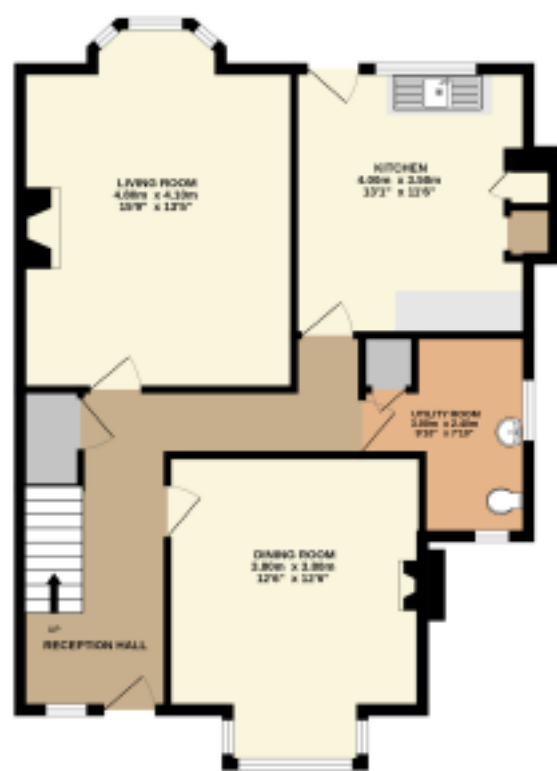




47 APPLETON ROAD, HALE  
CHESHIRE, WA15 9LP



Ground Floor  
71.3 sq.m. (768 sq.ft.) approx.



1st Floor  
70.0 sq.m. (754 sq.ft.) approx.



TOTAL FLOOR AREA: 141.3 sq.m. (1522 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the description 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 read in conjunction with 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.

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

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## 47 APPLETON ROAD HALE



This house is offered for sale in need of complete modernisation, but with fantastic potential to create a great family home in a well regarded road within walking distance of Hale village.

Briefly the accommodation comprises an L shaped reception hall with a utility room and downstairs wc, whilst the living accommodation comprises a bay fronted dining room to the front and a substantial living room and kitchen to the rear.

At first floor level is a good size landing leading to four generous bedrooms and a family bathroom.

This house sits in medium size gardens and parking to the front, garaging to the rear, plus a good size rear garden.

Appleton Road is characterised by mixture of semi detached and terrace properties and is handily located for Green Belt farmland and Hale village. The urban motorway network and International Airport are within ten minutes drive and Altrincham with its busy market town centre and Metro System into Manchester is also close at hand.

### DIRECTIONS

From the centre of Hale proceed along Ashley Road turning left into Warwick Road. Continue for approximately four hundred yards, turning left onto Appleton Road where the property will be found on the right.

### GROUND FLOOR

RECEPTION HALL  
UTILITY ROOM 9'10" x 7'10" (3 x 2.40)  
KITCHEN 13'1" x 11'6" (4 x 3.50)  
LIVING ROOM 15'9" x 13'5" (4.80 x 4.10)  
DINING ROOM 12'6" x 12'6" (3.80 x 3.80)

### FIRST FLOOR & LANDING

MASTER BEDROOM 16'1" x 13'5" (4.90 x 4.10)  
BEDROOM TWO 12'6" x 12'6" (3.80 x 3.80)  
BEDROOM THREE 12'6" x 11'6" (3.80 x 3.50)  
BEDROOM FOUR 8'2" x 7'3" (2.50 x 2.20)  
BATHROOM

### 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		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		