



2 BELGRAVIA GARDENS, HALE,
CHESHIRE, WA15 0JT

John N
Hilditch & Co



TOTAL FLOOR AREA: 174.5 sq.m. (1879 sq.ft.) approx.

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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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2 BELGRAVIA GARDENS HALE



Arguably one of the finest examples of a remodelled and extended town house, this property has been completely updated and offers fantastic accommodation over three levels extending to just under 1900sq.ft.

Briefly the accommodation comprises at ground floor level an entrance vestibule area, a large snug, a wc and the focal point of the ground floor is a fantastic kitchen dining room opening onto the rear gardens. Completing the ground floor is a single garage.

At first floor level leading from a generous landing are three bedrooms one with en-suite facilities plus a second family bathroom.

At second floor level is a striking master bedroom suite of bedroom, dressing area and bathroom, with breath taking elevated views across the rear garden and open space beyond. There is also a Juliette balcony.

The property is stylishly presented to a light tasteful contemporary theme and sits amongst a range of three and four bedroomed town houses which were constructed in the mid 1990's.

There are ample parking facilities and neat gardens to both front and rear.

Hale's fashionable village is within ten to fifteen minutes walk and Altrincham with its busy market town centre and Metro System into Manchester is within ten minutes drive.

The Bollin Valley and Green Belt are literally on the door step and the urban motorway network is ten minutes drive.

DIRECTIONS

From the centre of Hale proceed along Ashley Road in the direction of Ashley. Over the hump back bridge, turning left onto Bankhall Lane, proceed for approximately four hundred yards where Belgravia Gardens will be found on the right. The house is located on right hand side as you enter Belgravia Gardens.

GROUND FLOOR

FAMILY LIVING & KITCHEN DINER 26'7" x 21'8" (8.10 x 6.60)
SNUG 21'0" max x 12'10" (6.40 max x 3.90)
WC

FIRST FLOOR & LANDING

BEDROOM TWO 13'5" x 12'2" (4.10 x 3.70)
EN-SUITE
BEDROOM THREE 12'6" x 8'10" (3.80 x 2.70)
JULIETTE BALCONY
BEDROOM FOUR 11'2" x 9'2" (3.40 x 2.80)
BATHROOM 9'2" x 8'6" (2.79 x 2.60)

SECOND FLOOR & LANDING

MASTER BEDROOM 19'8" x 19'0" (6 x 5.80)
JULIETTE BALCONY
EN-SUITE 7'11" x 6'7" (2.42 x 2)

EXTERNALLY

GARAGE 15'5" x 8'6" (4.70 x 2.60)

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

This Property Is Leasehold, Termination Date Of Lease - 7/12/2993.
Ground Rent - £50 Per Annum.

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'E'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		
55-68	D	68 D	78 C
39-54	E		
21-38	F		
1-20	G		

