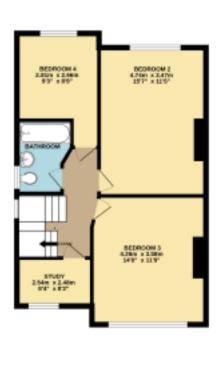


## 17 WESTMINSTER ROAD, HALE, CHESHIRE, WA15 8BL



1st Floor 64.3 sq.m. (864 sq.ft.) approx. 2nd Floor 31.8 sq.m. (344 sq.ft.) approx. Ground Floor 76.3 sq.m. (839 sq.ft.) approx.







FLOOR PLANS

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 162.2 sq.m. (1746 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floopinar, contained free, measurements of closes, windows, scores and any atter terms are approximate and no responsibility is taken for any every contesson or mei-statement. They plan is for this taken for appeared mit and should be suited and on sold by any prospective punchaser. The termicos, systems and appliances shown have not been lessed and no guarantee in their punchasers of the speciality of efficiency can be given.

Made with Metrogics 02/02/4

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

NOTICE: John N Hilditch & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of John N Hilditch & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



# 17 WESTMINSTER ROAD HALE



Occupying a highly convenient location within walking distance of Hale village and Altrincham, this beautifully proportioned and presented semi detached house offers fabulous accommodation over three floors including a recently constructed loft conversion.

The accommodation which extends to 1746 sq.ft. comprises a wide welcoming reception hall with downstairs wc and understairs storage. The focal point of the ground floor is a fabulous dining kitchen complete with a range of high quality modern units opening out onto the rear garden. Completing the ground floor is a bay fronted family room and separate formal lounge.

At first floor level are three bedrooms, a study/nursery and a family bathroom and at second floor level is a stunning master bedroom suite comprising a walk-in wardrobe area and en-suite facilities.

The rear garden has been designed by a landscape architect creating a beautiful and versatile space.

Westminster Road is characterised by a mixture of detached and semi detached properties and this particular house has been the programme of complete modernisation and updating. Hale's fashionable village centre lies within ten minutes walk and Altrincham is a fifteen minute walk with its Metrolink System into Manchester.

#### FIRST FLOOR & LANDING

BEDROOM TWO 15'7" x 11'5" (4.74 x 3.47) BEDROOM THREE 14'0" x 11'9" (4.26 x 3.58) BEDROOM FOUR 9'3" x 8'9" (2.81 x 2.66) STUDY/NURSERY 8'4" x 8'2" (2.54 x 2.48) BATHROOM

#### SECOND FLOOR

MASTER BEDROOM 19'2"  $\times$  18'0" (5.85  $\times$  5.48) EN-SUITE



#### 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

Proceeding along Hale Road towards Hale Barns, turn left onto Westminster Road where the property will be found on the right.

#### GROUND FLOOR

RECEPTION HALL

WC

FAMILY/LIVING/KTICHEN DINER 22'2"  $\times$  13'10" (6.75  $\times$  4.21) LIVING ROOM 17'4"  $\times$  11'6" (5.28  $\times$  3.50) FAMILY ROOM 16'3"  $\times$  11'9" (4.95  $\times$  3.58)

