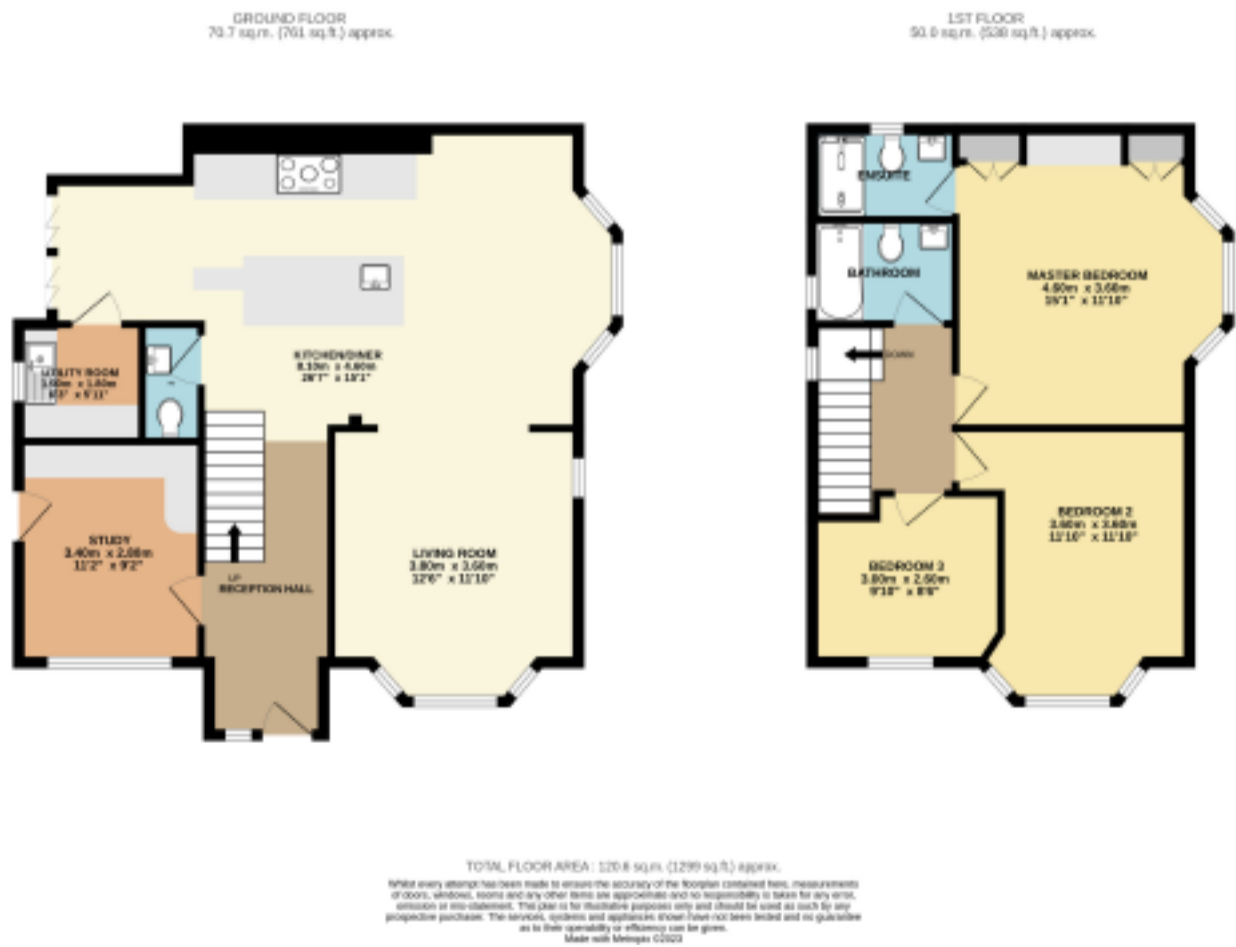




2 ARTHOG DRIVE, HALE
CHESHIRE, WA15 0NB



FLOOR PLANS
Not to Scale. For Illustration purposes only.

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2 ARTHOG DRIVE
HALE



Occupying a highly convenient location within ten minutes walk of Hale village, this house has been completely remodelled and extended since its acquisition by our clients.

The accommodation which is presented in a light, tastefully decorated condition has the benefit of a completely new contemporary kitchen and two refitted bathrooms with smart modern suites.

The accommodation briefly comprises a fabulous kitchen/dining room, complemented by a bay fronted living room, reception hall, study and utility room.

- GROUND FLOOR**
RECEPTION HALL
WC
UTILITY ROOM 6'3" x 5'11" (1.90 x 1.80)
KITCHEN/DINER 26'7" x 15'1" (8.10 x 4.60)
LIVING ROOM 12'6" x 11'10" (3.80 x 3.60)
STUDY 11'2" x 9'2" (3.40 x 2.80)

- FIRST FLOOR & LANDING**
MASTER BEDROOM 15'1" x 11'10" (4.60 x 3.60)
EN-SUITE
BEDROOM TWO 11'10" x 11'10" (3.60 x 3.60)
BEDROOM THREE 9'10" x 8'6" (3 x 2.60)
BATHROOM



At first floor level is a master bedroom with en-suite, two further bedrooms and a family bathroom.

Externally are compact landscaped gardens requiring a minimum of maintenance.

There is a separate structure in the garden which could be used as an office or additional storage etc.

Hale village with its range of fashionable shops and restaurants is complemented by Altrincham with its busy market town centre and Metro System into Manchester. The urban motorway network is within ten minutes drive and the Bollin Valley and Green Belt farmland are literally on the doorstep.

- 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

From the centre of Hale proceed along Ashley Road in the direction of Ashley. Turn left onto Park Road where the property will be found on the right just beyond Tolland Lane.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	46 D	
39-54	E		
21-38	F		
1-20	G		

