



198 MOSS LANE, HALE
CHESHIRE, WA15 8AZ

John N
Hilditch & Co



GROUND FLOOR
APPROX. FLOOR
AREA 42.9 SQ.M.
(462 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 43.0 SQ.M.
(463 SQ.FT.)
TOTAL APPROX. FLOOR AREA 85.9 SQ.M. (924 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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198 MOSS LANE HALE



Set within a mile of both Hale and Altrincham, this house whilst in need of complete modernisation, offers fantastic potential to stamp ones own personality on a characterful and spacious house.

Briefly the accommodation comprises a good sized entrance hallway, a bay fronted living room, separate dining room and kitchen which offers excellent potential for further extension. At first floor level are two double bedrooms, one with shower facilities, one single bedroom and a family bathroom. Externally is parking to the front and large but overgrown gardens to the rear.

This house is truly a blank canvas and allows the purchaser to stamp their own character on a substantial terrace property.

Hale and Altrincham are more or less equi distant, Hale with its range of fashionable shops and restaurants and Altrincham with its busy market town centre and Metro service into Manchester. The urban motorway network and International Airport are literally on the doorstep, sporting and recreational facilities abound and the Bollin Valley and Green Belt are within five to ten minutes drive.

DIRECTIONS

From the centre of Hale proceed along the main Hale Road in the direction of Hale Barns, turning left onto Hermitage Road, first left onto Bancroft Road which continues into Moss Lane where the property will be found on the left.

GROUND FLOOR

ENTRANCE HALLWAY
LIVING ROOM 11'6" x 11'2" (3.5 x 3.4)
DINING ROOM 13'1" x 11'10" (4 x 3.6)
KITCHEN 13'9" x 7'10" (4.2 x 2.4)

FIRST FLOOR & LANDING

MASTER BEDROOM 15'5" x 11'2" (4.7 x 3.4)
BEDROOM TWO 13'1" x 9'2" (4 x 2.8)
BEDROOM THREE 7'10" x 5'7" (2.4 x 1.7)
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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100) A			
(81-92) B			
(69-80) C			77
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

