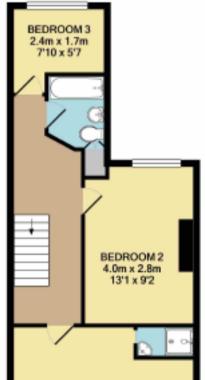


198 MOSS LANE, HALE CHESHIRE, WA15 8AZ







FLOOR PLANS

Not to Scale. For Illustration purposes only.

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198 MOSS LANE



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.

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" × 11'2" (4.7 × 3.4) BEDROOM TWO 13'1" × 9'2" (4 × 2.8) BEDROOM THREE 7'10" × 5'7" (2.4 × 1.7) BATHROOM

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.

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
tary energy efficient - Jower surveing costs			
(90-000) A			
(m-m) B			
(68-80) C			77
(55-60) D		52	
(38-64) E	.	34	
(aa-aa) F			
(1-90)	G.		
Not emerge efficient - higher running costs			
England & Wales	BJ Directive C		