



78 ASHLEY ROAD, HALE
CHESHIRE, WA14 2UF

John N
Hilditch & Co



TOTAL FLOOR AREA: 364.4 sq.m. (3923 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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78 ASHLEY ROAD HALE



Occupying a truly central location within flat walking distance of Hale village and a large number of amenities including the local railway station and Metrolink into Manchester, this house was previously a residential property and was converted into offices at some point in the last thirty years.

The accommodation lies over four floors and briefly includes at ground floor level a conference room, two further large rooms and a wc. At lower ground floor level accessed from the rear is a store room, garage and a large office area with reception hall and a further kitchen area. At first floor level are three further offices, which in previous times, would have been bedrooms and at top floor level are two storage rooms.

The house itself sits in small gardens. The majority of the garden being to the front, and the rear garden having been utilised for onsite car parking.

The house has a variety of potential uses, and we have been verbally advised that the Planners would be sympathetic towards this property being turned back into one large residential dwelling.

For those looking for offices, the central location close to a number of local shops and transport links will surely be a huge advantage.

The property is now in need of some cosmetic modernisation, however, offers expansive accommodation approaching 4,000 sq.ft.

Ashley Road is generally characterised by a mixture of residential properties and shops and offices. The area generally is well served by amenities. The local railway station is within two hundred metres walk. Hale's fashionable village is well regarded by all and Altrincham's busy market town centre and Metrolink service is also within ten to fifteen minutes flat walking distance.

DIRECTIONS

From the centre of Hale proceed across the level crossing where the property will be found on the left hand side on the corner of Spring Road.

GROUND FLOOR

OFFICE 14'5" x 13'5" (4.40 x 4.10)
OFFICE 13'5" x 13'1" (4.10 x 4)
CONFERENCE ROOM 24'11" x 13'5" (7.60 x 4.10)
WC

LOWER GROUND FLOOR

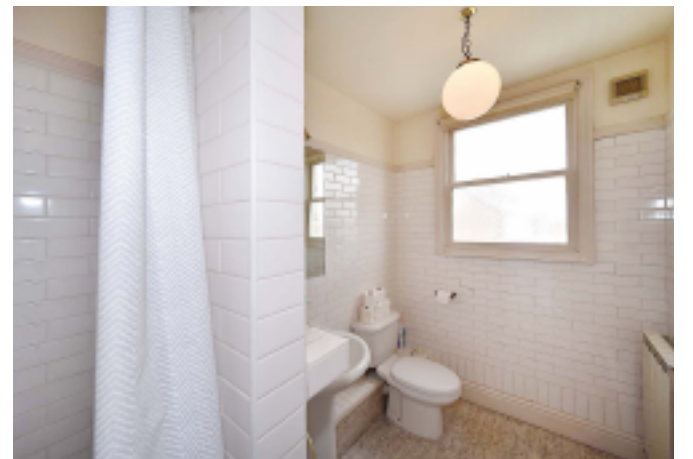
RECEPTION HALL
OFFICE 19'0" x 16'5" (5.80 x 5)
KITCHEN 7'7" x 7'3" (2.30 x 2.20)
WC
STORE ROOM

FIRST FLOOR

OFFICE 19'8" x 14'5" (6 x 4.40)
OFFICE 13'5" x 13'1" (4.10 x 4)
OFFICE 13'5" x 13'1" (4.10 x 4)
SHOWER ROOM
STORE ROOM 8'10" x 5'11" (2.70 x 1.80)

SECOND FLOOR

STORAGE ROOM 19'8" x 14'9" (6 x 4.50)
STORE ROOM



EXTERNALLY

GARAGE 20'0" x 16'1" (6.10 x 4.90)

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.

