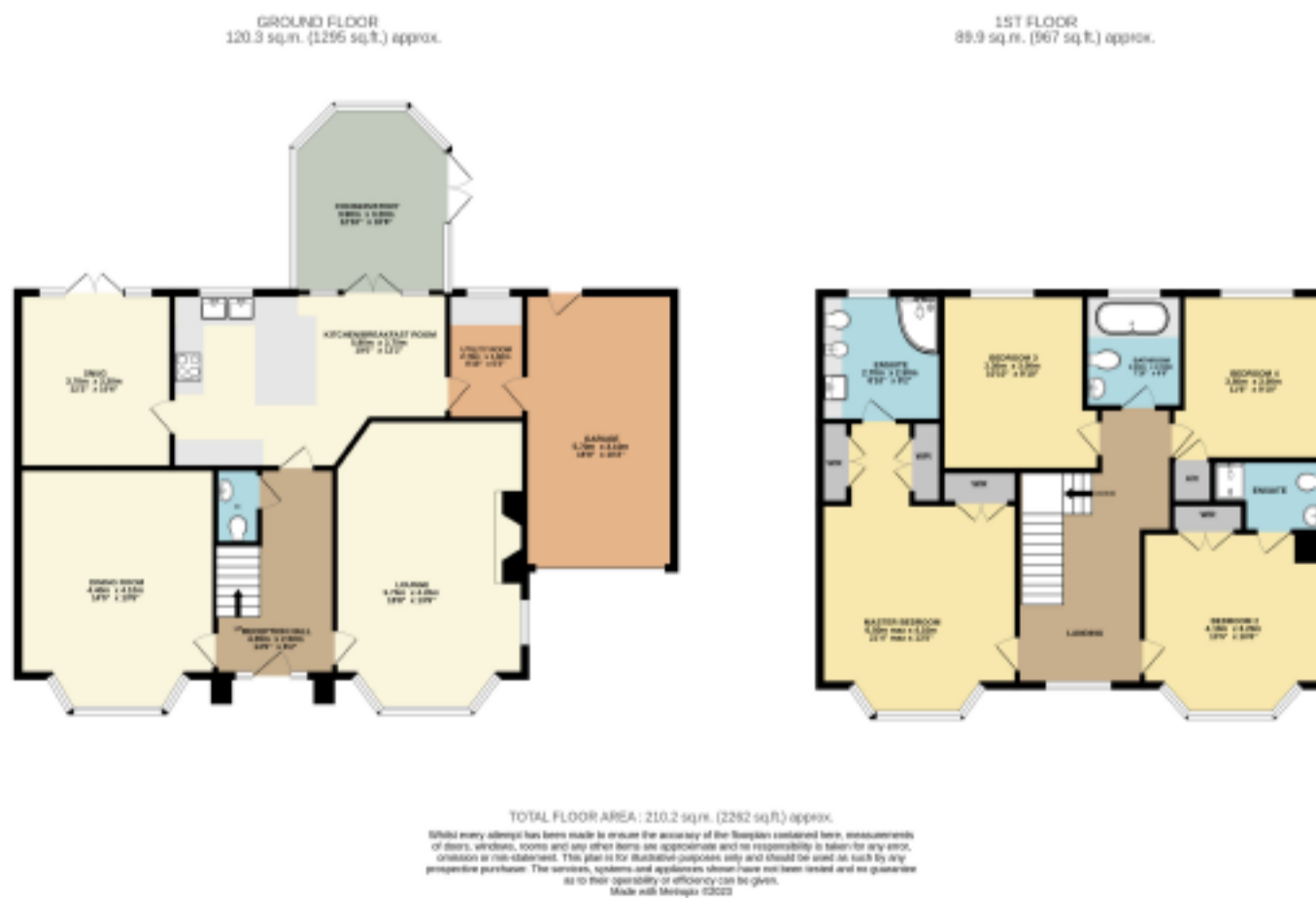




8A CAMBRIDGE ROAD, HALE,
CHESHIRE, WA15 9SY

John N
Hilditch & Co



FLOOR PLANS

Not to Scale. For Illustration purposes only.

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8A CAMBRIDGE ROAD HALE



Constructed in 1997 for the original owners occupation, this house blends into the existing street scheme reflecting the architecture of adjacent properties.

The accommodation, which is laid out over two levels, comprises a wide welcoming entrance hallway with downstairs wc, the living accommodation comprises a bay fronted lounge, snug/study, conservatory and bay fronted dining room. Completing the ground floor is a fully fitted breakfast kitchen and a utility room which gives access to the garage.

At first floor level leading from a generous landing is a master bedroom with en-suite, three further bedrooms one with en-suite facilities, plus a family bathroom.

This house sits in well proportioned mature gardens affording an excellent level of privacy, and its proximity to the village centre will have a massive appeal for those wishing to be in a private location yet in the hub of what is happening in the village.

Access to the Cheshire countryside is less than half a mile away, Altrincham with its busy market town centre and Metrolink into Manchester is within five minutes drive and the motorway network and International Airport are close by.

In short, this is a unique opportunity to acquire a modern house which captures all the best features of Victorian architecture.

NB: The property has the advantage of energy saving solar panels.

DIRECTIONS

Cambridge Road is located in the centre of Hale opposite Piccolinos.

GROUND FLOOR

ENTRANCE HALLWAY 14'5" x 8'2" (4.39 x 2.50)

WC

UTILITY ROOM 8'10" x 5'3" (2.70 x 1.60)

SNUG/STUDY 12'2" x 10'6" (3.70 x 3.20)

KITCHEN/BREAKFAST ROOM 19'0" x 12'2" (5.80 x 3.70)

LOUNGE 18'8" x 13'9" (5.70 x 4.20)

DINING ROOM 14'5" x 13'5" (4.40 x 4.10)

CONSERVATORY 12'10" x 10'6" (3.90 x 3.20)

FIRST FLOOR & LANDING

MASTER BEDROOM 21'4" max x 13'5" (6.50 max x 4.10)

MASTER EN-SUITE 8'10" x 8'2" (2.70 x 2.50)

BEDROOM TWO 13'5" x 10'6" (4.10 x 3.20)

EN-SUITE

BEDROOM THREE 10'10" x 9'10" (3.30 x 3)

BEDROOM FOUR 11'6" x 9'10" (3.50 x 3)

BATHROOM 7'10" x 6'8" (2.40 x 2.04)

EXTERNALLY

GARAGE 18'8" x 10'2" (5.70 x 3.10)

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		