



27 LICHFIELD AVENUE, HALE,
CHESHIRE, WA15 8PG

John N
Hilditch & Co

Ground Floor
60.9 sq.m. (655 sq.ft.) approx.



1st Floor
58.6 sq.m. (631 sq.ft.) approx.



TOTAL FLOOR AREA : 119.5 sq.m. (1286 sq.ft.) approx.

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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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27 LICHFIELD AVENUE HALE



Located in a pleasant cul de sac opposite open fields, 27 Lichfield Avenue offers well proportioned accommodation with further potential to improve and enlarge.

Briefly the accommodation, which is spread over two floors, comprises a reception hall, large lounge/dining room, and a breakfast kitchen, completing the ground floor is a single garage which could easily be incorporated to provide additional living space.

At first floor level is a good sized landing, there are four bedrooms a bathroom and separate wc.

FIRST FLOOR & LANDING

MASTER BEDROOM 13'9" x 10'10" (4.20 x 3.30)
 BEDROOM TWO 15'1" x 8'2" (4.60 x 2.50)
 BEDROOM THREE 13'1" x 9'6" (4 x 2.90)
 BEDROOM FOUR 8'10" x 7'10" (2.70 x 2.40)
 BATHROOM
 WC 4'9" x 2'8" (1.45 x 0.82)

EXTERNALLY

GARAGE 19'4" x 8'6" (5.90 x 2.60)



To the front are ample parking facilities and easily maintained gardens to the rear.

Whilst now in need of updating, this is an opportunity to create an excellent family home, set within walking distance of Hale Barns and five to ten minutes drive from Hale and Altrincham.

The airport and motorway network are within five minutes drive and a wide expanse of green belt is literally within eye shot.

DIRECTIONS

From the centre of Hale Barns proceed down Shay Lane, turning left onto Ash Lane. Lichfield Avenue can be found after approximately half a mile on the left.

The house is almost immediately on the right upon entering the cul de sac.

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.



GROUND FLOOR

RECEPTION HALL

BREAKFAST KITCHEN 15'1" x 7'10" (4.60 x 2.40)

LOUNGE/DINER 24'3" x 10'6" (7.40 x 3.20)

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

