

OFFERED FOR SALE IN NEED OF SOME MODERNISATION A WELL PROPORTIONED THREE BEDROOMED SEMI DETACHED HOUSE SITTING IN GOOD SIZED SOUTHERLY FACING REAR GARDENS.



166 Moss Lane, Hale, Cheshire, WA15 8AU

£210,000

Particulars of:

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Offered for sale now in need of some cosmetic modernisation this bay fronted 1930's semi detached house has the undoubted bonus of facing open allotments to the front and has a southerly facing private garden to the rear. The accommodation comprises an entrance hall, two reception areas, a kitchen whilst at first floor level are two double and one single bedroom and a family bathroom with white suite. Externally is a garage, car parking facilities and the gardens as described overleaf.

This house could easily be upgraded to form an excellent family property. It would benefit from some extension and modernisation however is priced accordingly. It has the unusual advantage of having an open aspect to the front and a private south facing garden to the rear. The house sits nicely back from the road which is characterised by a mixture of three bedroomed semi detached houses and Victorian terraces. Hale's fashionable village lies within fifteen minutes walk as does Altrincham with its market town centre and regular Metrolink services into Manchester. Schools for all ages serve the area, the Bollin Valley and Green Belt are on the doorstep and sporting and recreational facilities abound.

DIRECTIONS

From the centre of Hale proceed up Westgate to the junction with Hale Road. Continue straight across into Queens Road, continue almost to the bottom of Queens Road and at the junction with Stamford Park Road turn right. Continue to the next junction turning right onto Moss Lane, past Altrincham Football Ground, past the new Arley Homes Chequers Development and directly opposite the allotment, the property will be found on the right.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 4.45 x 1.58 (14'7" x 5'2") with staircase to first floor and landing. Single radiator. Central heating thermostat. Useful understairs storage cupboard housing gas fired central heating boiler.

PRINCIPAL LIVING AREA 7.78 x 3.57 (25'6" x 11'8") separated into two distinct areas. The front section has an angular bay window overlooking the allotments to the front and the front garden. Double leaf radiator. Wood effect floor covering which runs through into what would be used as a dining room with double glazed sliding patio doors opening onto the rear garden. Fireplace with coal effect gas fire. Archway separating the two principal living areas.

KITCHEN 5.46 x 2.14 (17'11" x 7'0") with an informal breakfasting area to the rear and double leaf radiator. The kitchen comprises a single drainer double bowl sink unit with base cupboards and eye level cupboards. Gas cooker point. Plumbing and space for washer. Space for fridge freezer. Courtesy door to rear garden.

Staircase from hallway to first floor and landing.

FIRST FLOOR & LANDING

LANDING 2.48 x 2 (8'2" x 6'7") including staidrop

BEDROOM ONE (FRONT) 3.87 x 3.52 (12'8" x 11'6") double leaf radiator. Double glazed angular bay window. Picture rail.

BEDROOM TWO 3.81 x 3.52 (12'6" x 11'6") single radiator. Picture rail.

BEDROOM THREE 2.2 x 1.9 (7'3" x 6'3") single radiator.

BATHROOM 2.82 x 1.82 (9'3" x 6'0") white suite comprising pedestal basin. Low level wc. Panelled bath in a half timbered surround beneath dado rail height. Double leaf radiator. Loft access.

EXTERNALLY

GARDENS 166 Moss Lane sits in a well proportioned plot. The front garden is mainly lawned, and enclosed by a low retaining wall. There is a gated entrance with parking facilities for at least two cars. To the rear is a well proportioned southerly facing rear garden, not directly overlooked to the rear. A good sized area of lawn is flanked by a combination of waney lap fencing and mature foliage. There is outside security lighting. Contained with the back garden is a detached single garage.

DETACHED SINGLE GARAGE with side courtesy door.

We are verbally advised by our clients that the boundary fence between 164 and 166 Moss Lane is the responsibility of the owner of 164 and that this will be replaced as and when the modernisation works have been completed or sooner by mutual agreement.

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.

N.B. The appliances at this property have not been tested by ourselves.

These details have been approved by the vendor before printing and every effort has been made to ensure their accuracy. However, in view of the recent Property Misdescription Legislation affecting Estate Agents, prospective purchasers are advised to make their own enquiries, to view the property and to satisfy themselves as to the accuracy of the particulars.