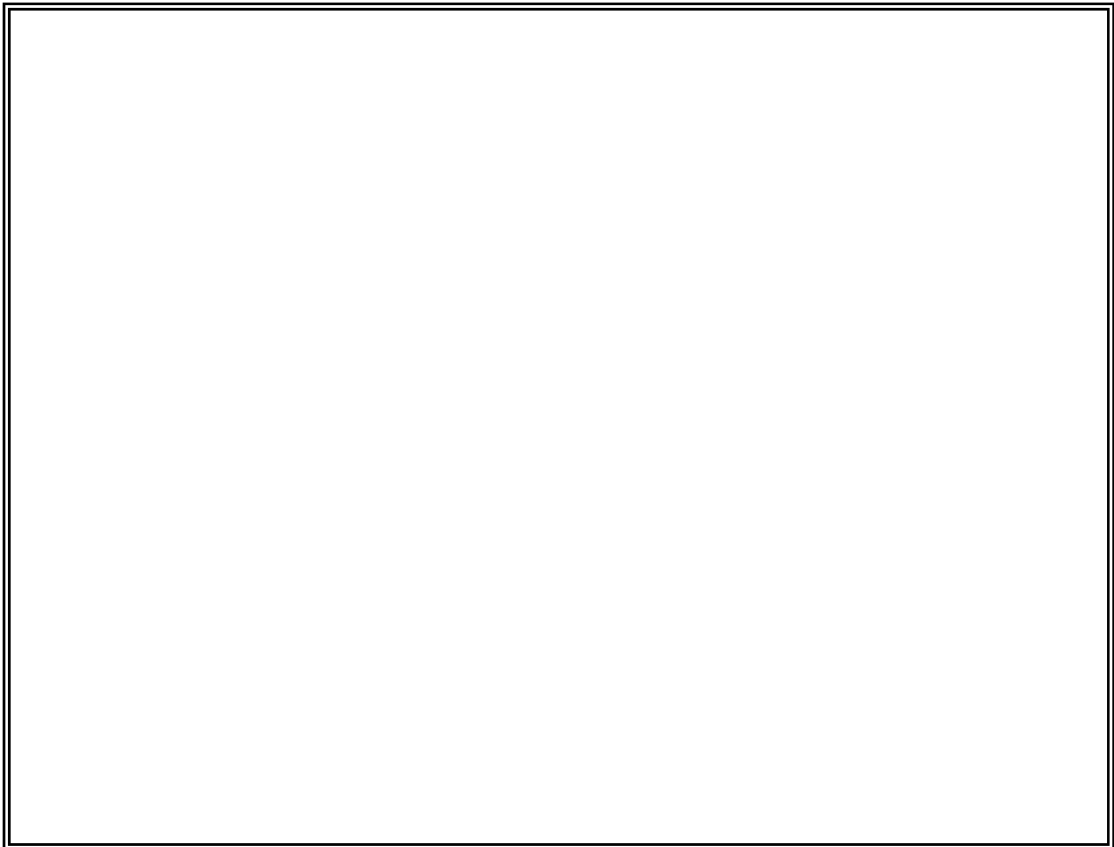


**A BEAUTIFULLY REFURBISHED TWO BEDROOMED SEMI DETACHED
BUNGALOW IN A QUIET CUL-DE-SAC LOCATION**



19 Buckfast Close, Hale WA15 8NB

£279,950

Particulars of:

19 Buckfast Close, Hale

Forming part of the popular Well Green development this two bedroomed semi detached bungalow has been refurbished in recent times to create a home that is ready to walk into. Briefly the accommodation comprises entrance hall, lounge with double doors through to the breakfast kitchen, beautifully refitted kitchen with every modern appliance, two bedrooms overlooking the rear gardens and a modern bathroom. Externally there are neatly maintained gardens to the front and rear with off road parking.

The Well Green area is a popular location characterised by a mixture of detached and semi detached houses and bungalows. Hale Barns village lies within one mile and Hale with its fashionable range of shops and services is within five minutes drive. Altrincham with its Metrolink services into Manchester is close at hand and the urban motorway network and International Airport are on the doorstep . Sporting and recreational facilities abound. The Bollin Valley and greenbelt farmland are literally around the corner.

DIRECTIONS

From the centre of Hale proceed along Ashley Road, turn left onto Westgate, right onto Broomfield Lane and right again onto Hale Road. Continue along Hale Road until reaching the crossroads with Park Road. Turn left onto Delahays Road and at the traffic lights turn right onto Grove Lane and continue along until reaching Fountain Avenue on the right. Turn right onto Fountain Avenue and right again on Woburn Drive. Follow the road around the bend and Buckfast Close will be seen on the left hand side. The property will be seen on the left hand side towards the head of the cul-de-sac marked by our for sale board.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL Meter cupboard. Recessed ceiling downlighters. Heating radiator.

LOUNGE 5.66 x 3.89 (18'7 x 12'9") MAXIMUM A light and airy principal reception room with a frontal aspect. Feature fireplace with an electric fire. Ceiling cornicing. Double doors through to breakfast kitchen. Recessed ceiling downlighters. Heating radiator.

BREAKFAST KITCHEN 7.24 x 2.64 (23'9" x 8'8") MAXIMUM The kitchen has been beautifully refitted with an excellent range of cabinets including eye level wall cupboards, drawers and base cupboards with work surfaces above. Stainless steel one and a half bowl set in sink. Neff halogen hob, under oven and extractor above. Dishwasher and washing machine Ample room to accommodate a breakfast table and chairs. Windows to two elevations. Door to the side. Recessed ceiling downlighters. Heating radiator.

LOBBY Loft access. Deep store/cloaks cupboard. Access to bedrooms and bathroom.

BEDROOM 1 4.37 x 2.95 (14'4" x 9'8") A double bedroom with views over the private rear garden. Built-in wardrobe. Heating radiator.

BEDROOM 2 2.67 x 1.47 (11'11" x 10'8") **MAXIMUM NARROWING TO 8'6"** Another double bedroom at the rear. Lovely garden aspect. Heating radiator.

BATHROOM 2.67 x 1.47 (8'9" x 4'10") Refitted in a white suite including panelled bath with shower attachment over. WC low level suite and pedestal wash hand basin. Tiled floor. Part tiled walls Recessed ceiling downlighters. Chrome heated towel rail.

EXTERNALLY

To the front there is an easily maintained lawned garden with well stocked borders of plants and shrubs.

To the rear there is a well maintained garden, mainly laid to lawn, surrounded by planted borders. We understand that our clients have obtained permission from Trafford Council to have the two large trees on the rear boundary taken down should an incoming purchaser wish to do so.

There is off road parking on the driveway.

SERVICES: All mains services are connected and there is a more than adequate supply of power points.

TENURE: Freehold subject to verification by solicitors.

ASSESSMENT: Trafford Borough Council Council Tax Band 'D'

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.

