

*John N*  
**Hilditch & Co**



**28 APPLETON ROAD, HALE  
CHESHIRE, WA15 9LP**

A BEAUTIFULLY PRESENTED THREE BEDROOMED MID TERRACED HOUSE LOCATED ON ONE OF HALE'S MOST POPULAR ROADS.

**£349,500**

162/164 Ashley Road, Hale, Cheshire WA15 9SF  
Tel: 0161 929 6363 Fax: 0161 929 6333  
Email: [sales@jhilditch.com](mailto:sales@jhilditch.com)

## DESCRIPTION

This three bedroomed mid terrace house occupies an extremely handy location on arguably one of Hale's most popular roads. Briefly the gas centrally heated accommodation comprises a welcoming entrance hallway, lounge, separate sitting room and fully fitted kitchen, complete with a range of fitted units with every modern appliance, whilst at first floor level are three double bedrooms and bathroom. Completing the accommodation are the parking facilities and gardens as described overleaf.

Appleton Road has long been regarded as one of the most popular roads within walking distance of Hale village. The adjacent roads and Appleton Road itself are characterised by a mixture of top quality period houses and Hale's fashionable village is within five to ten minutes walk. Schools for all ages serve the area, the Bollin Valley and Green Belt are on the doorstep, and sporting and recreational facilities abound. The urban motorway network and International Airport are on the doorstep, and Altrincham with its busy market town centre and regular Metrolink services into Manchester are also close at hand.

## DIRECTIONS

From the centre of Hale proceed along Ashley Road in the direction of St. Peter's Church, continue for approximately four hundred yards, turning left into Warwick Road, and second left into Appleton Road, where the property will be found on the left.

## IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

*Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.*

## GROUND FLOOR

### WIDE ENTRANCE HALLWAY

with curving staircase to first floor and landing. Telephone point. Attractive stripped polished floorboarding. Double leaf radiator. Solid timber front door with opaque glass and stained glass inset. Useful understairs storage cupboard.

### LIVING ROOM (FRONT) 3.51 X 3.36 (11'6" X 11'0")

with hole in the wall fireplace recess. Serving hatch to kitchen. Double leaf radiator. Angular bay window overlooking front. Moulded ceiling cornicing and picture rail.

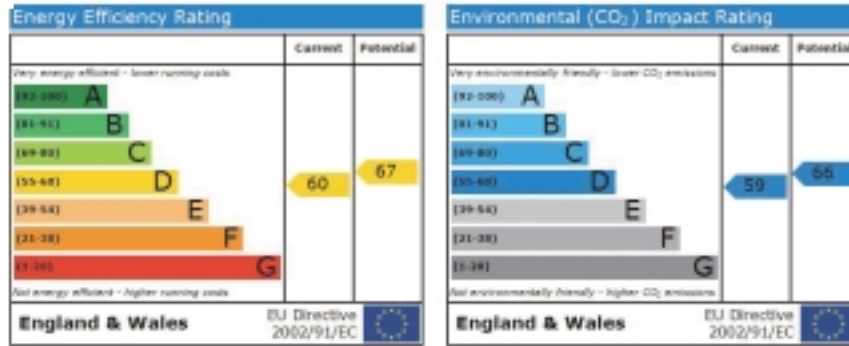
### DINING ROOM (REAR) 3.97 X 3.87 (13'0" X 12'8") OVERALL

double leaf radiator. Picture window overlooking rear courtyard and garden. The focal point of this room is an attractive hole in the wall fireplace with slate hearth incorporating wood burning stove flanked by display areas to either side with bookshelving. Original built-in storage cupboard and display plinth. Door to kitchen.

### KITCHEN 4.07 X 1.93 (13'4" X 6'4")

comprehensively fitted with a range of modern units comprising single drainer 1 bowl sink unit with a range of base cupboards, drawers, matching eye level cupboards and heat resistant working surfaces. Built-in Zanussi double stainless steel oven and four ring hob with overhead extractor. Integrated fridge and freezer. Integrated dishwasher and washing machine. Attractive ceramic tiled floor and double leaf radiator. Recessed ceiling downlighters. Stable door to rear patio and garden. Partly tiled walls.





GROUND FLOOR



1ST FLOOR

28 APPLETON ROAD, HALE

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2010

FLOOR PLANS

Not to Scale. For Illustration purposes only.

162/164 Ashley Road, Hale, Cheshire WA15 9SF

Tel: 0161 929 6363 Fax: 0161 929 6333

Email: sales@jhilditch.com