

John N
Hilditch & Co



**92 ASHLEY ROAD, HALE,
CHESHIRE, WA14 2UN**

OCCUPYING AN EXTREMELY CENTRAL LOCATION A WELL
PROPORTIONED FOUR STOREY PERIOD TERRACE WITH THE
UNDOUBTED BONUS OF ON SITE PARKING AND SOUTHERLY FACING
REAR GARDENS.

£545,000

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

DESCRIPTION

Completely re-modelled by our client within the last five or six years this house offers well planned accommodation spread over four floors. Briefly the gas centrally heated accommodation comprises an entrance hallway, lounge, dining room, study and conservatory with private terrace. At lower ground floor level leading from a spiral staircase is a large L shaped breakfast kitchen, well proportioned family/entertaining room, and a utility room with downstairs wc adjacent. At first floor level is a master bedroom with en-suite shower facility, a double bedroom and a large family bathroom, the accommodation being completed by a loft conversion with L shaped bedroom and private roof terrace. Externally are the gardens and car parking facilities as described overleaf.

This part of Hale is characterised by a mixture of good quality terraces and is literally within flat walking distance of the village and train station. Hale's fashionable village offers a wide range of restaurants and shops, Altrincham with its market town centre and Metrolink services into Manchester lies close at hand, sporting and recreational facilities abound. The urban motorway network and International Airport are on the doorstep, sporting and recreational facilities abound.

DIRECTIONS

From the centre of Hale proceed across the level crossing and the house will be found on the left hand side just past Amba Restaurant.

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

ENTRANCE HALLWAY 5.03 X 1.02 (16'6" X 3'4")

with Victorian style radiator. Travertine tiled floor. Moulded ceiling cornicing and plasterwork. Dimmer controlled lighting.

PRINCIPAL LIVING AREA 8.07 X 4.51 (26'6" X 14'9")

separated into two distinct areas. The front section has the focal point of a stone fireplace and hearth incorporating a coal effect gas fire. Angular bay window with window shutters and radiator. Moulded ceiling cornicing. Television point Telephone point. Double doors opening into the dining area with a Victorian style radiator. Spiral staircase descending to the lower ground floor.

CONSERVATORY 2.79 X 1.8 (9'2" X 5'11")

with tiled floor and glass ceiling and French door opening onto a small private balcony overlooking the southerly facing rear garden.

STUDY/OCCASIONAL BEDROOM 3.47 X 2.33 (11'4" X 7'8")

double radiator. Recessed book shelving.

Spiral staircase to lower ground floor and basement.

LOWER GROUND FLOOR & BASEMENT

PLAYROOM/FAMILY ROOM (FRONT) 4.55 X 4.54 (14'11" X 14'10") MEASURED INTO A SMALL BAY WITH LIGHTWELL.

Built-in storage cupboards. Recessed downlighters.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	67
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



52 ASHLEY ROAD, HALE
 Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 is given as to their condition or efficiency. (02/10/10)
 Made with AutoCAD (02/10/10)

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

NOTICE: John Hilditch & Co for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
 (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
 (iii) no person in the employment of John Hilditch & Co has any authority to make or give any representation or warranty whatever in relation to this property.