

John N
Hilditch & Co



**26 BANCROFT ROAD, HALE,
CHESHIRE, WA15 8BG**

CONSTRUCTED IN THE YEAR 2002/3 BY A LOCAL BUILDER OF REPUTE
A BEAUTIFULLY PROPORTIONED THREE STOREY FOUR BEDROOMED
THREE BATHROOMED TOWNHOUSE SET WITHIN EASY STRIKING
DISTANCE OF ALTRINCHAM AND HALE.

£350,000

162/164 Ashley Road, Hale, Cheshire WA15 9SF
Tel: 0161 929 6363 Fax: 0161 929 6333
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DESCRIPTION

Constructed in 2002/3 this development of just nine townhouses and apartments sits within easy striking distance of both Hale and Altrincham. Briefly the gas centrally heated and double glazed accommodation comprises an L shaped entrance hall with downstairs cloakroom, large principal living room with access to a decked area, a breakfast kitchen, whilst at first floor level is a further sitting room with its own private balcony which could also be used as a bedroom, a master bedroom with en-suite. Whilst at second floor level are three further bedrooms one with en-suite facilities plus a family bathroom. Externally are car parking facilities and the gardens as described overleaf.

This development is set roughly equi distant between Hale and Altrincham. Hale's fashionable village with its range of shops and services is complemented by Altrincham with its busy market town centre and Metrolink services into Manchester. The urban motorway network and International Airport are within ten minutes drive. Schools for all ages serve the area and the Bollin Valley and Green Belt are close by.

DIRECTIONS

From the centre of Hale proceed along the main Hale Road in the direction of Hale Barns. Turning left onto Hermitage Road opposite the cemetery. At the next crossroads turn left onto Bancroft Road where the property will be found on the right.

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

COVERED PORCH

ENTRANCE HALLWAY (L SHAPED) 5.25 X 2.65 (17'2" X 8'8")

NARROWING AT THE FRONT TO 1.69 (5'7")

with a meter cupboard. Double leaf radiator. Recessed spotlights. Staircase to the upper floors. Double doors opening into the principal living room.

WALK-IN CLOAKS ROOM

DOWNSTAIRS WC 2.08 X 1.6 (6'10" X 5'3")

low level wc. Pedestal wash basin. Double leaf radiator. Recessed spotlight.

LOUNGE 4.7 X 4.63 (15'5" X 15'2")

with Upvc French doors opening onto a decked area and the garden beyond. The focal point of which is a Minster stone fireplace with slate hearth and coal effect gas fire. Recessed downlighters. Two double leaf radiators. Double doors returning into the hallway.

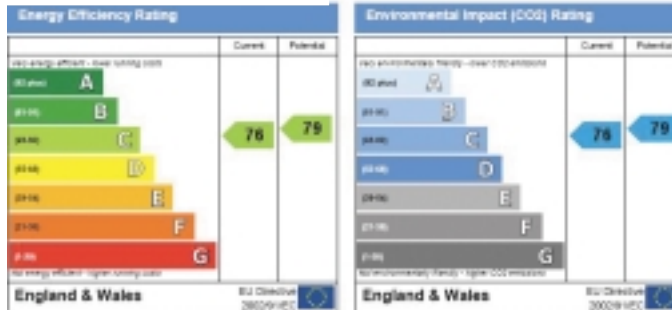
KITCHEN 4.2 X 2.93 (13'9" X 9'7")

fitted with a range of contemporary shaker style units comprising inset 1_ bowl stainless steel sink unit with a comprehensive range of base cupboards, drawers, matching eye level cupboards and dark granite worktops. Built-in Range style cooker with six ring gas hob. Stainless steel backing and canopy. Integrated dishwasher, refrigerator, freezer. Recessed downlighters.

NB: THERE IS MORE THAN AMPLE SPACE FOR A BREAKFAST TABLE AND CHAIRS.

Staircase from hallway to first floor and landing.

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26 BANCROFT ROAD
 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 Interplan (02011)

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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