

John N
Hilditch & Co



**19 CLAY LANE, HALE
CHESHIRE WA15 8PJ**

OCCUPYING AN EXTREMELY POPULAR LOCATION WITH A SUPERB ASPECT ACROSS FARMLAND TO THE FRONT A THREE BEDROOMED SEMI DETACHED HOUSE OFFERING FURTHER POTENTIAL FOR ENLARGEMENT.

£245,000

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

DESCRIPTION

Occupying an extremely popular location within easy striking distance of Hale Barns and Hale this three bedroomed semi detached house has benefited from recent times from the installation of Upvc double glazing, yet offers still further potential for purchasers to stamp their own identity or indeed enlarge the house by way of an extension. The accommodation which is spread over two floors comprises a recessed porch, hallway, lounge, separate dining room and breakfast kitchen with internal access to the garage. At first floor level are two double and one single bedroom, and the bathroom and separate wc which could easily be combined. There is a single garage, ample block paved forecourt parking and the gardens as described overleaf.

This section of Clay Lane is characterised by a mixture of 1960's semi detached houses all with the undoubted bonus of a fantastic aspect across local green belt farmland. Hale Barns village lies within a mile with its range of shops and services and Hale and Altrincham with their range of restaurants and shops and Metrolink services also lie within ten minutes drive. The urban motorway network and International Airport are literally on the doorstep and sporting and recreational facilities abound.

DIRECTIONS

From the centre of Hale proceed along the main Hale Road in the direction of Hale Barns. Turn left onto Delahays Road and then at the next set of light turn right onto Grove Lane. At the end of Grove Lane turn left onto Clay Lane 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

OVERHANGING PORCH

with quarry tiled step. Solid Upvc front door leading to entrance hallway.

ENTRANCE HALLWAY 4.39 X 2 (14'5" X 6'7")

staircase to first floor and landing. Double leaf radiator. Useful understairs storage cupboard with burglar alarm controls.

LOUNGE (REAR) 4.14 X 3.5 (13'7" X 11'6")

the focal point of which is an attractive tiled fireplace and heath incorporating a coal effect gas fire with carved timber surround. Upvc French door opening onto the rear patio and garden. Television point. Single radiator. Moulded ceiling cornicing. Sliding glazed doors opening into dining room.

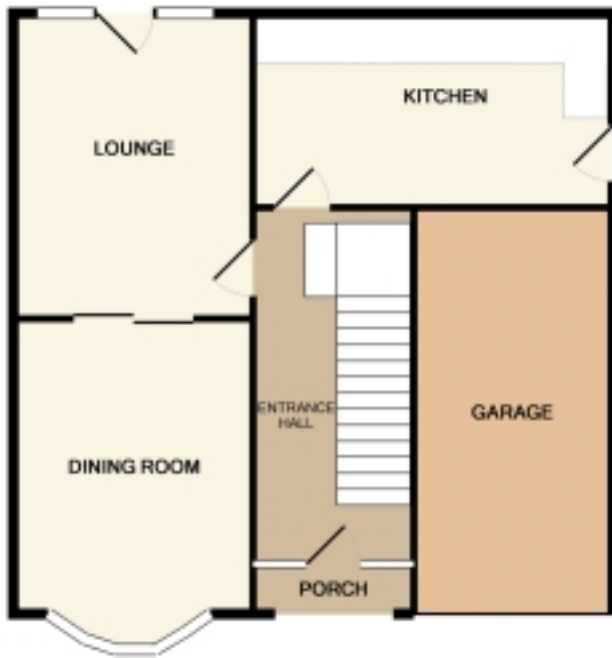
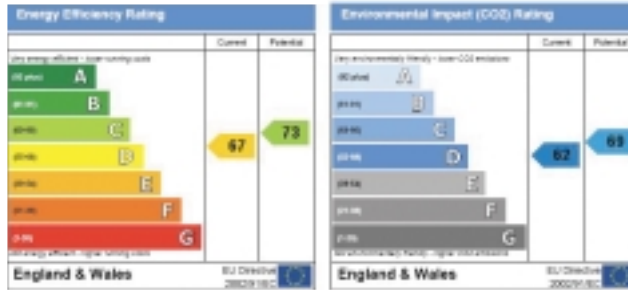
DINING ROOM 4.4 X 3.26 (14'5" X 10'8")

with semi circular double glazed bay window overlooking the front garden and the fields beyond. Single radiator.

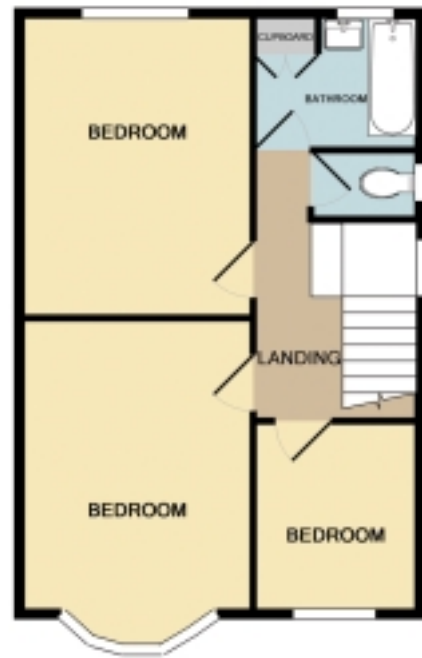
KITCHEN 4.6 X 2.64 (15'1" X 8'8")

amply proportioned to include a substantial breakfast table and chairs. The kitchen is fitted with a range of units comprising single drainer sink unit with a range of base cupboards, drawers, matching eye level cupboards and heat resistant work tops. Plumbing and space for washing machine. Space for refrigerator. Hide Away Glow Worm gas fired central heating boiler. Electric cooker point. Partly tiled walls. Single radiator. Two picture windows overlooking the rear garden. Internal access to garage.

19 Clay Lane, Hale, Cheshire, WA15 9SF
 0161 929 6363



GROUND FLOOR



1ST FLOOR

19 CLAY LANE, 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 Metapix 62009

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.