

John N
Hilditch & Co



**14 DELAHAYS DRIVE, HALE,
CHESHIRE, WA15 8DP**

SET IN A BEAUTIFULLY PROPORTIONED CORNER PLOT A TRUE
BUNGALOW SET WITHIN EASY STRIKING DISTANCE OF BOTH HALE
AND HALE BARNES.

£799,999

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

Constructed in solid brick with an attractive tiled roof this well proportioned bungalow sits in a beautifully proportioned corner plot set within easy striking distance of most amenities.

Briefly the gas centrally heated accommodation comprises an entrance porch, hallway with cloakroom, a beautifully proportioned drawing room, dining room, breakfast kitchen, rear hall, utility room, rear porch and separate wc. There is an inner hall leading from the main entrance hallway leading to a master bedroom with dressing room and en-suite bathroom. There are two further good sized bedrooms and a family bathroom. Completing the overall picture are beautifully proportioned gardens sitting to three sides, a garage with electric up and over door and ample forecourt parking.

Delahays Drive is characterised by a mixture of detached houses and bungalows, many of which have been upgraded and refurbished. Hale's fashionable village sits within a mile with its range of shops and services, as does Hale Barns with further access to the urban motorway network and International Airport. Schools for all ages serve the area, the Bollin Valley and Green Belt are on the doorstep and sporting and recreational facilities abound.

DIRECTIONS

From the centre of Hale proceed along the main Hale Road to the first set of traffic lights turning left onto Delahays Road, immediately right onto Delahays Drive where the property will be found a short way along on the left hand side.

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 PORCH

tiled floor, windows to the front and side and door leading into entrance hall.

LARGE ENTRANCE HALL

double radiator.

SEPARATE WC

low level wc, pedestal wash basin with mixer tap and window to front.

DRAWING ROOM 19'10" (6.05) X 18'8" (5.69) INTO BAY

gas fireplace with surround and heath, bow window to the front and a further two windows to side and double radiator.

DINING ROOM 15'10" (4.83) X 11'11" (3.63)

French window to side and double radiator.

BREAKFAST KITCHEN 20'5" (6.22) X 11'10" (3.61) MAX

range of wall and base units comprising cupboards and drawers. Base units with work surfaces over and tiled splashbacks. Inset 1_ bowl stainless steel single drainer sink unit with mixer tap, Hotpoint four ring ceramic hob with extractor above, built-in Neff oven and grill, built-in fridge, space and plumbing for dishwasher. Window to the rear and double radiator. Door leads to rear hall.

REAR HALL

tiled floor.

UTILITY ROOM 12'0" (3.66) X 5'11" (1.8) MAX

tiled floor. Belfast sink and window to side.

REAR PORCH

tiled floor. Door to side and window to the rear.

SEPARATE WC

low level wc and window to the rear.

INNER HALL

loft access. Linen cupboard and cloaks cupboard. Radiator and window to rear.

BEDROOM ONE 18'1" (5.51) X 13'4" (4.06)

bow window to side. Range of built-in cupboards and drawers. Double radiator.

DRESSING ROOM 8'10" (2.69) X 7'10" (2.39)

tiled floor. Range of built-in wardrobes and dressing table. Radiator. Under floor heating and window to side.

EN-SUITE BATHROOM 8'10" (2.69) X 7'8" (2.34)

tiled floor and fully tiled walls. Low level wc. Pedestal wash basin with mixer tap. Panelled bath with mixer tap and wall mounted shower head over. Radiator. Under floor heating and window to side.

BEDROOM TWO 18'2" (5.54) INTO BAY X 13'5" (4.09)

built-in wardrobes. Bow window to side. Window to front. Double radiator.

BEDROOM THREE 15'10" (4.83) X 8'10" (2.69) MAX

built-in wardrobes. Window to side. Double radiator.

FAMILY BATHROOM 9'11" (3.02) X 7'2" (2.18)

tiled floor and fully tiled walls. Low level wc. Vanity wash basin with mixer tap. Panelled bath with mixer tap. Separate fully tiled shower cubicle with wall mounted shower head over. Radiator and window to rear.

EXTERNALLY

GARDENS

beautifully landscaped gardens to front, side and rear mainly laid to lawn with a range of trees, plants and shrubs.

Driveway providing off road parking leads to garage.

GARAGE 19'4" (5.89) X 10'5" (3.18)

electric up and over door, light and power. Window to rear and door to side.

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

Freehold.

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'G'

VACANT POSSESSION UPON COMPLETION

VIEWING

By appointment through the Agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	59
(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			
(39-54) E		39	51
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



14 BELMONT SQUARE
 While every attempt has been made to ensure the accuracy of the floor plan, variations, measurements of doors, windows, stairs and structural items are approximate and are intended as a guide only. This plan is for illustrative purposes only and should be used as such by all prospective purchasers. The services, conditions and appliances shown have not been tested and their operation, extent and condition, if necessary, can be given.
 www.jhilditch.com

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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