

John N
Hilditch & Co



**53 DELAHAYS ROAD, HALE,
CHESHIRE, WA15 8JH**

SET WITHIN A MILE AND A HALF OF HALE'S FASHIONABLE VILLAGE CENTRE A BEAUTIFULLY PRESENTED THREE BEDROOMED VICTORIAN TERRACED HOUSE WITH WELL PROPORTIONED GARDENS.

£235,000

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

Thoroughly refurbished by our clients in recent times this well proportioned house must surely be viewed to appreciate the expansive accommodation on offer. Briefly the gas centrally heated accommodation comprises an entrance hall, living room, dining room, dining kitchen and study, whilst leading from a first floor landing are three bedrooms and a family bathroom. Externally are the gardens as described overleaf.

This section of Delahays Road is characterised by a mixture of good quality terraced houses. The area generally is well served by local amenities, the house is almost equi distant between Hale and Hale Barns. Hale Barns with its basic range of shops is complemented by Altrincham with its busy market town centre and regular Metrolink services into Manchester. Hale's fashionable village lies within five minutes drive. The urban motorway network and International Airport are literally on the doorstep. Sporting and recreational facilities abound.

DIRECTIONS

From the centre of Hale proceed up Westgate to the junction with Broomfield Lane, bear right from Broomfield Lane onto Hale Road and continue for approximately one mile to the first set of traffic lights. Turn left onto Delahays Road, through the next set of traffic lights, the house will be found shortly 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

ENTRANCE HALL

accessed via entrance porch with hardwood door and patterned tiled floor matching the fireplace in the living room. Spacious entrance hall with solid oak flooring. Radiator. Useful understairs storage cupboard with vinyl flooring, two fitted shelves and lighting. Stairs to 1st floor.

LIVING ROOM 13'3" X 11'3" (4.05 X 3.44)

9ft. wide leaded bay window.

Feature cast iron fireplace with gas fire and tiled heath. Two original built-in cupboards with storage space. Solid oak flooring which extends to the dining room. Radiator.

DINING ROOM 12'11" X 9'8" (3.95 X 2.95)

open plan to the living room. Mahogany Upvc double glazed doors leading onto the rear garden. Radiator. Television point.

DINING KITCHEN 15'7" X 10'0" (4.76 X 3.05)

fully fitted with a range of stylish base and eye level units with self closing drawers and granite work surfaces, floor tiles and skirtings. Inset sink with contemporary full turning mixer tap. Space for American style fridge freezer. Space for range oven. Space and plumbing for washing machine. Aerial and wall bracket for plasma television. Vulcan continental boiler. Half height splashback tiled walls. Two double glazed windows to the side elevation with custom made wooden blinds. Ceiling downlighters. Brushed steel sockets. Telephone and internet points. Mains powered smoke alarm.

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			
(21-38) F		32	47
(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			
(21-38) F		27	40
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

53 DELAHAYS 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.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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