

John N
Hilditch & Co



**3 DUKES WALK, HALE,
CHESHIRE, WA15 8WB**

OCCUPYING A CONVENIENT LOCATION IN A POPULAR MODERN DEVELOPMENT A BEAUTIFULLY PROPORTIONED THREE STOREY PROPERTY CONSTRUCTED IN 2002 BY MESSRS. EGERTON ESTATES. SUBSTANTIALLY UPGRADED BY OUR EXISTING CLIENTS.

O/O £380,000

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

DESCRIPTION

Occupying an excellent location and set behind an impressive electronically gated entrance, this three storey modern townhouse occupies a highly convenient location within easy striking distance of Hale village. Briefly the gas centrally and Upvc double glazed accommodation comprises an entrance porch, 'L' shaped hallway with downstairs cloakroom, good sized principal living room and large breakfast kitchen with every modern appliance, whilst at first floor level are two double bedrooms and a bathroom, whilst at top floor level is a master bedroom suite of large bedroom with en-suite facilities. Completing the accommodation is a single garage, ample forecourt parking and the gardens as described overleaf.

Dukes Walk is located within $\frac{1}{2}$ of a mile of Hale's fashionable village with its range of shops and services, and schools for all ages serve the area. The Bollin Valley and Green Belt are literally close at hand and sporting and recreational facilities abound. The urban motorway network and International Airport are on the doorstep, and the development sits in a secluded gated entrance affording the maximum degree of privacy and security.

DIRECTIONS

From the centre of Hale proceed up Westgate to the junction with Broomfield Lane, bearing right and first right again onto Hale Road. Continue for approximately three hundred yards, turning left onto Clarence Road, where Dukes Walk will be found immediately 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

ENTRANCE PORCH

entrance porch leading through to front door. Hardwood door leading through to entrance hall.

ENTRANCE HALL

door to kitchen, door to lounge, door to downstairs wc. Stairs to first floor. Radiator. Telephone point. Solid wood flooring.

KITCHEN 13'5" X 9'8" (4.10 X 2.95)

a range of matching base and eye level units incorporating a rolled edge work surface between. Five ring stainless steel hob with double oven under and stainless steel splash back, stainless steel extractor hood over. 1_ bowl stainless steel bowl sink unit with chrome mixer taps over. Integrated dishwasher, integrated fridge, integrated washing machine. Tiled floor. Ceiling downlighters. Telephone point. Double radiator. Front aspect Upvc double glazed window.

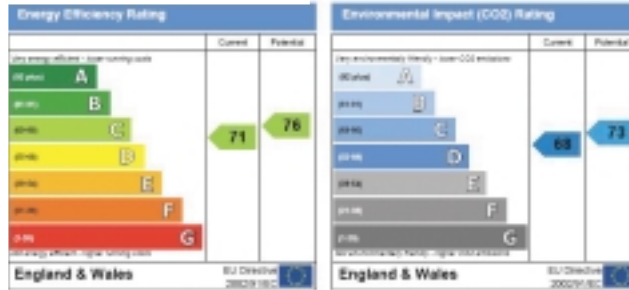
LOUNGE 17'1" (NARROWING TO 9'9") X 12'1" (5.22 (NARROWING TO 2.98) X 3.70)

rear aspect Upvc double glazed double opening doors leading to the rear of the enclosed garden. Rear aspect Upvc double glazed windows. Double radiator. Solid wood flooring. Electric feature fire set in fireplace. Telephone point.

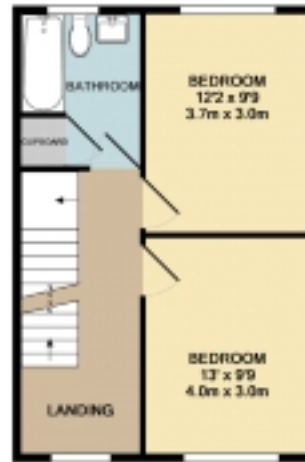
SEPARATE WC

comprising of two piece suite. Low level wc, pedestal wash basin, tiled splash back. Single radiator. Tiled floor. Ceiling downlighter. Extractor fan.

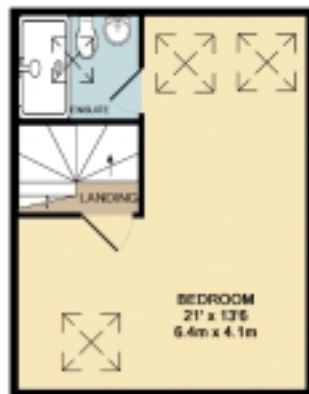
Address: 3, Dukes Walk, Hale, ALTRINGHAM, WA15 9SF
 FRN: 0236-8091 4296-8629-9930



GROUND FLOOR



1ST FLOOR



2ND FLOOR

3 DUKES WALK

While every attempt has been made to ensure the accuracy of the floor plans 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 capability or efficiency can be given.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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