

John N
Hilditch & Co



**81 HERMITAGE ROAD, HALE,
WA15 8BW**

OCCUPYING AN EXCELLENT LOCATION A WELL PROPORTIONED VICTORIAN BAY FRONTED TWO BEDROOMED TERRACED HOUSE WITH THE UNDOUBTED BONUS OF LARGE CELLARS AND NEW KITCHEN AND BATHROOM.

£259,950

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

Neatly presented and offering well planned accommodation spread over three floors including cellars, this Victorian bay fronted house offers an entrance hall, lounge, separate dining room, fitted kitchen, whilst at lower ground floor level are two large cellar chambers. At first floor level are two double bedrooms and a family bathroom. Externally are the gardens as described overleaf. The house is tastefully decorated and has been upgraded by way of a new kitchen and bathroom.

Hermitage Road is characterised by a mixture of terraced and semi-detached houses and is set within one mile of Hale's fashionable village with its range of shops and restaurants. Altrincham's busy market town with its Metrolink services into Manchester is within five to ten minutes drive, as is the urban motorway network and International Airport. Schools for all ages serve the area, and the Bollin Valley and Green Belt are close by.

DIRECTIONS

From the centre of Hale proceed up Westgate, turning right onto Broomfield Lane, turn immediately right onto Hale Road. Opposite the cemetery turn left into Hermitage Road, continue across the next junction into the next section of Hermitage Road 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

ENTRANCE HALL

stained leaded lights. Dado rail. 'William Morris' theme décor. Telephone point. Ceiling rose.

LOUNGE 11'10" X 13'7" (3.61 X 4.15)

sash bay window to front elevation. Radiator. Moulding to ceiling. Ceiling rose. Victorian style cast iron fireplace with tiled hearth, housing living flame gas fire. Television point. Telephone point. Stripped pine door.

DINING ROOM 12'10" X 13'5" (3.92 X 4.10")

Victorian style cast iron fireplace with tiled hearth, housing living flame gas fire. Picture window to rear elevation. Radiator. Dado rail. Stripped pine door. Television point. Telephone point.

KITCHEN 9'5" X 9'1" (2.88 X 2.78)

completely re-fitted picture window to rear elevation. Cottage style cream kitchen with wall and base units. Range of new units including refrigerator and dishwasher, oiled oak work tops. Tiled floors and surrounds. Door to rear. Double panel radiator.

Stairs down to hall with large walk-in store.

LOWER GROUND FLOOR

CELLAR ONE 11'11" X 10'11" (3.64 X 3.33)

radiator. Window to front elevation. Chimney breast recess. Telephone point.

CELLAR TWO 13'3" X 13'0" (4.05 X 3.97)

window to rear elevation. Space for washing machine and tumble dryer. Wall mounted new central heating boiler. Space for fridge freezer. Telephone point. Chimney breast recess. Fitted cupboards for storage. Further walk-in understairs storage.

FIRST FLOOR & LANDING

LANDING

open spindle balustrade. Sky light. Dado rail. Radiator. Ceiling rose.

BEDROOM ONE 16'2" X 11'2" (4.94 X 3.41)

two sash windows to front elevation. Radiator. Cast iron Victorian style fireplace with tiled hearth. Picture rail. Telephone point. Ceiling rose.

BEDROOM TWO 13'5" X 10'1" (4.10 X 3.08)

sash window to rear elevation. Radiator. Victorian style cast iron fireplace. Decorative corning. Feature moulding. Ceiling rose.

BATHROOM 9'5" x 9'1" (2.88 x 2.78)

beautifully re-fitted picture window to rear elevation. Victorian style suite comprising roll top bath. Separate shower cubicle. Radiator. Pedestal wash basin. Low level wc.

EXTERNALLY

To the front the property presents an attractive frontage with assorted plants and shrubs, a shingle patio area with Victorian style paving bordered by a variety of topiary shrubs and plants. There is a water tap with two outside lights. The garden is enclosed by brick wall and wood panel fencing with gated access for refuse collection.

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.

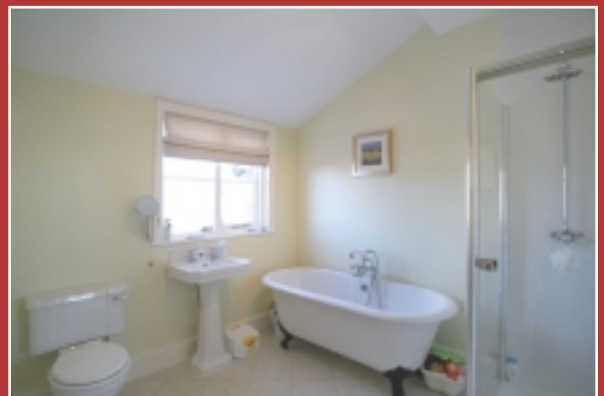
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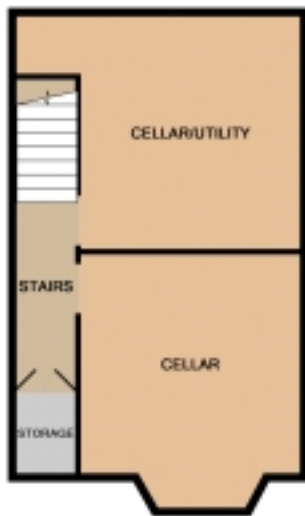
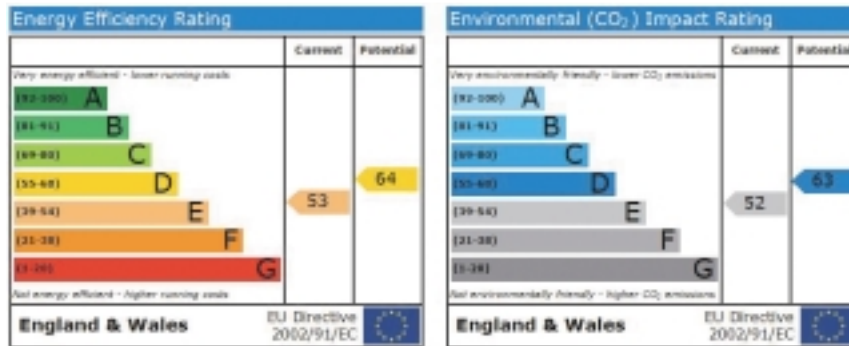
Trafford Borough Council. Council Tax Band 'D'

VACANT POSSESSION UPON COMPLETION

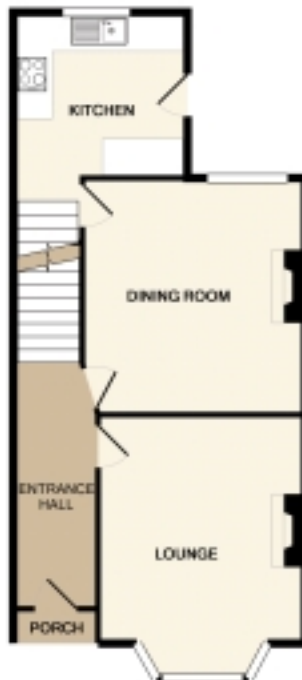
VIEWING

By appointment through the Agent.





BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR

ST HERMITAGE ROAD, HALE

While 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropax G2010

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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