

John N
Hilditch & Co



**30 LEIGH ROAD, HALE
CHESHIRE, WA15 9BE**

OCCUPYING A TRULY CENTRAL LOCATION WITHIN WALKING
DISTANCE OF HALE VILLAGE. A BEAUTIFULLY REFURBISHED THREE
BEDROOMED MID TERRACED HOUSE WITH THE UNDOUBTED BONUS
OF GOOD SIZED SUNNY REAR GARDENS.

£429,950

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

Thoroughly refurbished by our clients in the last two years this beautifully presented three bedroomed mid terraced house is set truly within walking distance of Hale village. Briefly the gas centrally heated accommodation comprises a recessed porch, entrance hallway, lounge, dining room, extended breakfast kitchen, whilst at lower ground floor level are some half cellars which if appropriate could be converted to an additional small playroom or study. At first floor level is a master bedroom with ensuite, two further double bedrooms and a family bathroom. Externally are the gardens as described overleaf

Leigh Road is characterised by a mixture of three and four bedroomed period houses and is set literally within a hundred yards of the village. The area generally is well served by amenities being within easy striking distance of Altrincham and the Metrolink services into Manchester. The urban motorway network and International Airport are within ten to fifteen minutes drive. The Bollin Valley and Green Belt are literally on the doorstep. Hale's fashionable village boasts a comprehensive range of shops and restaurants.

DIRECTIONS

From the centre of Hale proceed up Leigh Road where the property will be found 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

RECESSED PORCH

solid hardwood front door with opaque glass leaded light inset and stained glass.

ENTRANCE HALLWAY 7.05 X 1.09 (23'1" X 3'6") WIDENING TO 1.78 (5'10")

with staircase to first floor and landing. Moulded ceiling cornicing and plasterwork. Picture rail. Double leaf radiator.

SMALL INNER HALLWAY AREA

giving access to the breakfast kitchen and lower ground floor cellar.

LOUNGE (FRONT) 4.61 X 4.22 (15'1" X 11'3'10")

the focal point of which is a striking contemporary fireplace with granite hearth incorporating a coal effect gas fire in a chrome surround. Classic angular bay window with stained glass and leaded light inset. Double leaf radiator. Television point. Telephone point. Moulded ceiling cornicing. Picture rail. Dimmer controlled lighting.

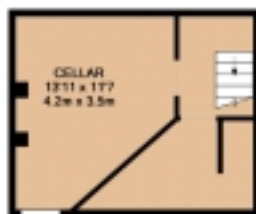
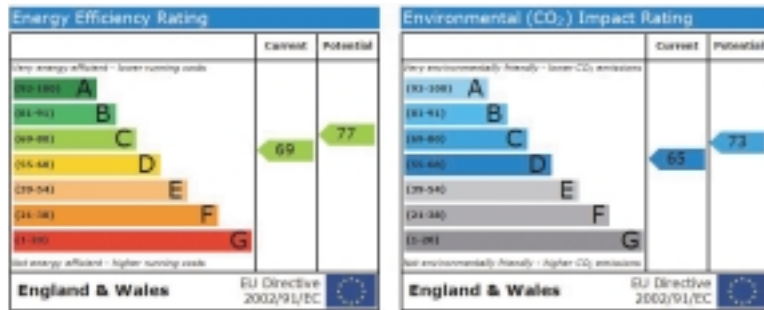
DINING ROOM 4.06 X 3.46 (13'4" X 11'4")

double leaf radiator. Moulded ceiling cornicing. Picture rail. Dimmer controlled lighting.

BREAKFAST KITCHEN 7.81 X 3.13 (25'7" X 10'3")

separated into two distinct areas. There is an informal breakfasting area suitable for a substantial table and chairs with Upvc French doors opening onto the private terrace and garden. Recessed downlighters. Double leaf radiator. The kitchen is fitted with a range of contemporary units comprising inset stainless steel sink unit with a range of base cupboards, drawers, matching eye level cupboards and light mottled granite working surfaces. Built-in stainless steel AEG double oven, four ring induction hob with extractor and downlighters all with an attractive granite surround. Integrated dishwasher. American style fridge freezer. Recessed downlighters. Double leaf radiator.

Staircase from inner hallway to lower ground floor and cellar.



BASMENT LEVEL



GROUND FLOOR



1ST FLOOR

38 LEECH ROAD

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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown hereon have not been tested and no guarantee is given for their operability or efficiency can be given.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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