

John N
Hilditch & Co



**8 LILAC ROAD, HALE,
CHESHIRE, WA15 8BJ**

OCCUPYING AN EXTREMELY POPULAR LOCATION WITHIN EASY STRIKING DISTANCE OF BOTH HALE AND ALTRINCHAM, A TWO BEDROOMED VICTORIAN BAY FRONTED TERRACED HOUSE WITH THE UNDOUBTED BONUS OF A SOUTHERLY FACING REAR GARDEN.

£249,950

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

Upgraded by our clients to include a delightful refitted contemporary bathroom this two bedroomed bay fronted Victorian terrace sits within easy striking distance of most amenities. The gas centrally heated accommodation comprises a recessed porch, entrance hallway, lounge, separate dining room and refitted kitchen, whilst at first floor level are two double bedrooms and a beautifully refitted bathroom.

Externally are the gardens as described overleaf. Lilac Road is characterised by a mixture of two and three bedroomed terraced and semi detached houses and is set within easy striking distance of Hale's fashionable village. Altrincham with its Metrolink services lies within a mile and Hale Barn's village and the urban motorway network and International Airport are also close at hand. Schools for all ages serve the area and the Bollin Valley and Green Belt are close at hand.

DIRECTIONS

From the centre of Hale proceed along the main Hale Road in the direction of Hale Barns. Turning left onto Hermitage Road. At the first crossroads turn left onto Hermitage Road. At the first crossroads turn left onto Bancroft Road and first right into Lilac 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

with quarry tiled step. Solid original front door with stained glass and leaded light inset, leading to entrance hallway.

ENTRANCE HALLWAY 3.95 X 1.06 (12'11" X 3'5")

with stripped floorboarding which runs throughout much of the ground floor. Staircase to first floor and landing. Central heating radiator with its own canopy. Dimmer controlled lighting.

LOUNGE (FRONT) 4.24 X 3.87 (13'11" X 12'8")

the focal point of which is a cast iron fireplace with carved timber surround incorporating a coal effect gas fire, flanked on either side by display areas and storage cupboards. Classic Victorian angular bay window. Moulded ceiling cornicing. Picture rail. Double leaf radiator. Television point. Dimmer controlled lighting.

DINING ROOM 4.14 X 3.8 (13'7" X 12'5")

the focal point of which is a recessed Cheshire brick fireplace with carved timber surround with display areas and cupboards on either side. Picture window overlooking rear garden and courtyard. Double leaf radiator. Picture rail.

KITCHEN 3.38 X 2.88 (11'1" X 9'5")

refitted with a range of contemporary shaker style maple units. Single drainer 1 bowl sink unit with a range of base cupboards, drawers, matching eye level cupboards and heat resistant worktops. Ceramic tiled floor. Recessed downlighters. Double leaf radiator. Useful walk-in understairs storage cupboard. Door to garden.

Staircase from hallway to first floor and landing.

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		47	63
(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		41	56
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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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