

John N
Hilditch & Co



**111 WOBURN DRIVE, HALE,
CHESHIRE, WA15 8NG**

OCCUPYING A POPULAR LOCATION WITHIN WALKING DISTANCE OF HALE BARNES VILLAGE, AN EXTENDED FOUR BEDROOMED DETACHED HOUSE WHICH WHILST IN NEED OF SOME MODERNISATION HAS THE BENEFIT OF FULL UPVC DOUBLE GLAZING AND A NEW ROOF, FASCIA AND GUTTERING.

£339,950

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

DESCRIPTION

Well cared for, but requiring some modernisation, this house has been in some part upgraded and extended and offers well planned accommodation spread over two floors. Briefly the gas centrally heated and Upvc double glazed accommodation comprises an entrance porch, wide welcoming entrance hallway, lounge, dining room and kitchen with rear porch. At first floor level are four good sized bedrooms, a bathroom and separate wc. Completing the accommodation is a single garage, with gardens and parking facilities as described overleaf. A new roof has been installed in recent years.

The Well Green development was predominantly constructed in the early 1960's and it is characterised by a mixture of three and four bedroomed houses. This house is within walking distance of open green belt farmland, is handily located for Hale Barns village, and is also close to Hale and Altrincham. Hale with its fashionable village centre with restaurant and shops is complemented by Altrincham with its market town centre and regular Metrolink services into Manchester. Good schools for all ages serve the area, indeed there is a primary school literally within two hundred metres of the house.

DIRECTIONS

From the centre of Hale proceed along the main Hale Road in the direction of Hale Barns. Shortly before reaching Hale Barns village turn left onto Shay Lane. First left onto Winchester Drive, right onto Melrose Crescent, straight ahead to Woburn Drive where the house will be found almost immediately facing.

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

ENCLOSED STORM PORCH 2.01 X 1.1 (6'7" X 3'7")

with picture windows in Upvc with glazed outer door and solid inner door. Quarry tiled floor.

ENTRANCE HALLWAY 4.22 X 2.2 (13'10" X 7'3")

with double leaf radiator. Staircase to first floor and landing. Central heating thermostat. Burglar alarm controls.

LOUNGE (FRONT) 4.3 X 3.48 (14'1" X 11'5")

with large double glazed picture window overlooking the front garden. Double leaf radiator. Feature fireplace incorporating electric fire. Double doors opening to dining room.

DINING ROOM 3.72 X 2.9 (12'2" X 9'6")

with Upvc picture window and French door opening onto rear patio and garden. Single radiator.

KITCHEN 3.6 X 2.86 (11'10" X 9'4")

single drainer stainless steel sink unit with a range of base cupboards, drawers, matching eye level cupboards and heat resistant working surfaces. Electric cooker point. Plumbing for washing machine. Single radiator. Partly tiled walls. Useful walk-in larder cupboard. Wall mounted Ideal Classic gas fired central heating boiler.

Free standing fridge, washing machine and electric cooker are included in the purchase of the house.

Staircase from hallway to first floor and split level landing.

FIRST FLOOR & LANDING

LANDING 2.3 X 2.22 (7'7" X 7'3")

plus small inner recess leading to bathroom. Loft access.

BEDROOM ONE (FRONT) 4.31 X 3.17 (14'2" X 10'5")

with a range of built-in floor to ceiling bedroom furniture. Single radiator.

BEDROOM TWO (REAR) 3.63 X 3.2 (11'11" X 10'6")

with picture window overlooking the rear garden. Built-in wardrobes. Airing cupboard housing lagged copper hot water cylinder.

BEDROOM THREE (EXTENDED OVER THE GARAGE) 4.5 X 2.25 (14'9" X 7'5")

single radiator. Built-in floor to ceiling wardrobes. Vanity wash basin with tiled splashback.

BEDROOM FOUR (FRONT) 3.27 X 2.26 (10'9" X 7'5")

built-in wardrobe.

BATHROOM 2.24 X 1.81 (7'4" X 5'11")

pedestal wash basin. Twin grip panelled bath in a tiled surround. Single radiator.

SEPARATE WC 1.47 X 0.78 (4'10" X 2'6")

EXTERNALLY

SINGLE GARAGE

free standing tumble dryer is included in the purchase of the house.

GARDENS

the front garden is open plan, lawned and flanked by mature herbaceous borders, and to the front of the house sits a crazy paved driveway suitable for two cars. The rear garden has the undoubted bonus of not being directly overlooked to the rear and enjoys a view across adjacent gardens. A small area of lawn is flanked by herbaceous borders and the whole garden to the rear is enclosed by tall waney lap fencing.

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

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'E'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100) A			
(81-92) B			
(69-80) C			
(55-68) D			
(39-54) E		50	72
(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 - low CO ₂ emissions			
(93-100) A			
(81-92) B			
(69-80) C			
(55-68) D			
(39-54) E		43	68
(21-38) F			
(1-20) G			
Not environmentally friendly - high CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

111 WOBURN DRIVE, 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 have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrepro G2510

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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