



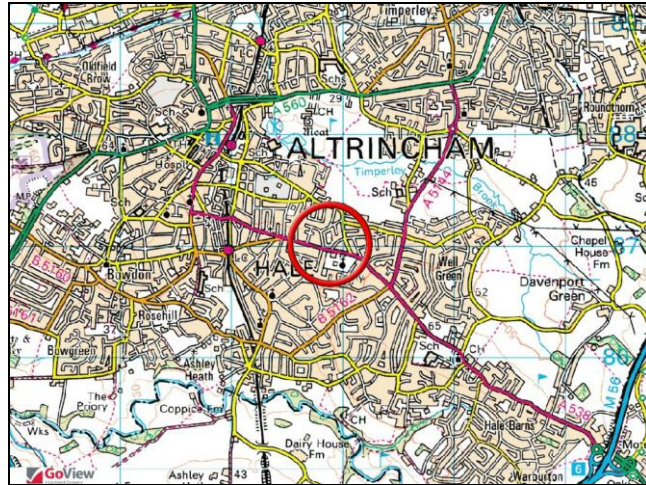
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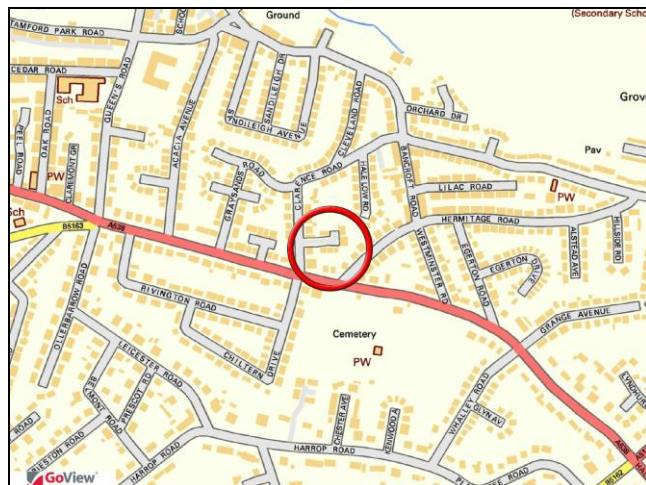


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of the Hale Station, turning right just before the level crossings into Victoria Road. At the end of Victoria Road, turn right into Hale Road and continue for some distance before turning left into Clarence Road. Take the first right turning into Dukes Walk and the property will be found on the left hand side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).

Energy Efficiency Rating		Current	Potential	Environmental Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		71	76	The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.		68	73

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

3 Dukes Walk Hale, Altrincham, Cheshire, WA15 8WB



A SUPERB MODERN SEMI DETACHED, IDEAL FOR A COUPLE, FAMILY OR DOWNSIZER, ON A GATED DEVELOPMENT WITHIN WALKING DISTANCE OF HALE VILLAGE. 1513sqft.

Living/Dining Room. Conservatory. Breakfast Kitchen. Three Double Bedrooms. Two Baths/Showers. Driveway. Garage. Gardens.

“ An excellent family home in this desirable location ”

Offers Over: £500,000

in detail



An attractively designed, modern Semi Detached property forming part of a small exclusive, gated Development of just eleven properties, positioned off Clarence Road within reasonable walking distance of Hale Village with its range of fashionable shops, restaurants, eateries and bars. In addition, the property is within easy reach of Stamford Park and School.



As such the property is ideal for a professional couple, family or a downsizer moving from a larger family home and offers versatile accommodation arranged over Three Floors including a Ground Floor extension and has a substantial Attached Garage offering potential to convert into additional Living Accommodation, subject to any necessary consents.

To the Ground Floor there is good sized Hall with wood flooring and a spindle balustrade staircase rising to the First Floor, with Ground Floor WC off.

A spacious Living and Dining Room with wood flooring and fireplace feature has French doors leading through to a delightful Conservatory Day Room extension, with windows and French doors enjoying aspects of and giving access to the Garden.

The Breakfast Kitchen enjoys an attractive outlook of the Garden to the front and has an extensive range of units with freestanding Range cooker, which may be available to the incoming purchaser subject to negotiation, further integrated fridge freezer, dishwasher and washing machine.

Over the Two Upper Floors are Three excellent Double Bedrooms served by Two Bath/Shower Rooms, one being En Suite.

The Family Bathroom is fitted with a white suite with chrome fittings and a thermostatic shower over the bath.

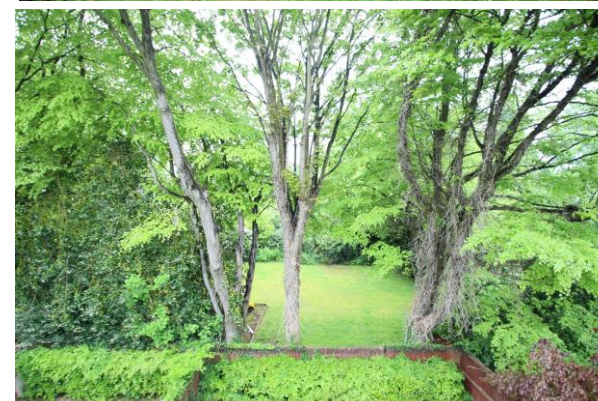
The whole of the Top Floor is dedicated to the Principal Bedroom with En Suite, with the Bedroom having attractive sloping ceilings with three inset double glazed Velux skylight windows and with the En Suite Shower Room fitted with a white suite with chrome fittings and extra width shower cubicle with thermostatic shower.

Externally, the Development is approached via a remote control operated Gated Entrance returning to a block paved Driveway serving Number 3 and leading to the substantial Attached Single Garage.

The property enjoys a particularly attractive, maturely stocked Garden frontage, whilst the Garden to the rear is of a manageable size, laid to lawn with stocked borders, with a particularly attractive outlook across mature trees within the substantial Gardens of neighbouring properties providing a lovely backdrop and mature setting.

UPVC double glazing. Gas central heating.

An attractively designed property in a great location.



Approx Gross Floor Area = 1513 Sq. Feet
= 140.25 Sq. Metres

