



HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

Rydal Mount Shay Lane

Hale Barns, Altrincham, Cheshire, WA15 8UD



£450,000





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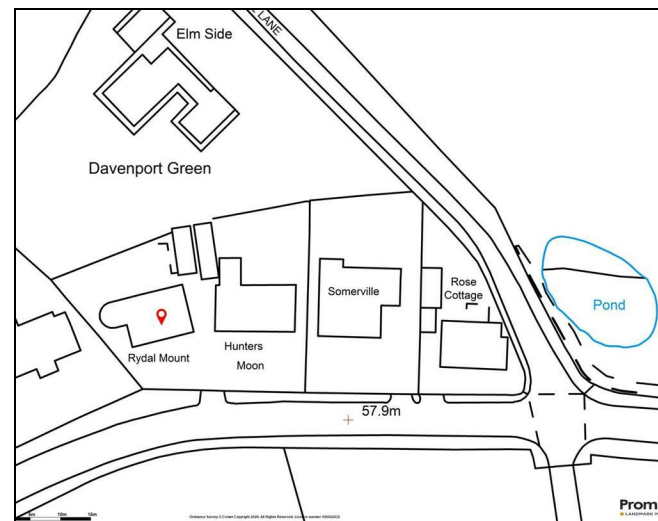
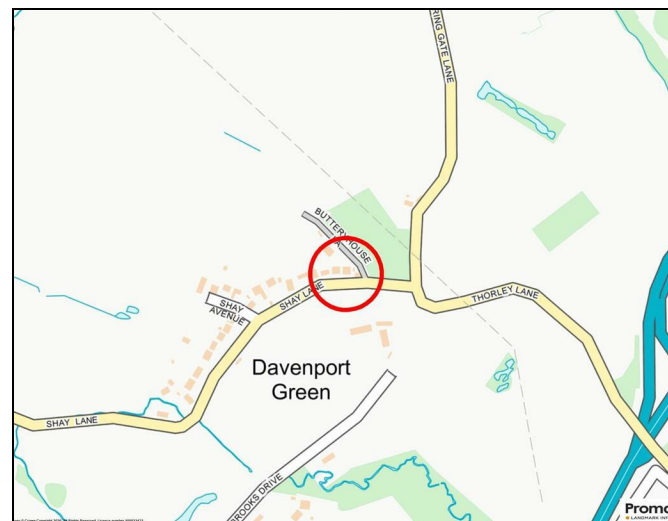
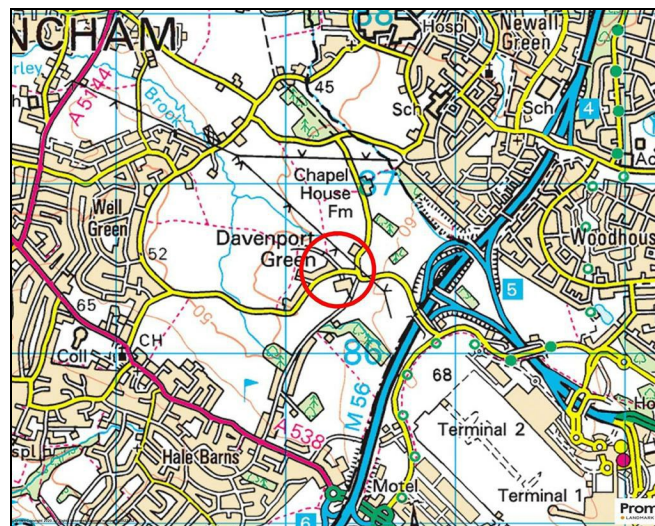
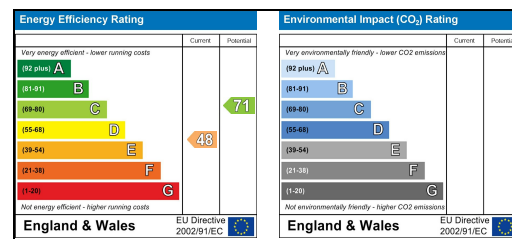


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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



Overview

A CARED FOR DETACHED DORMER BUNGALOW, WITH OPEN COUNTRYSIDE ON THE DOORSTEP AND CLOSE TO HALE BARNES CENTRE AND OFFERING SCOPE TO IMPROVE. 1794sqft.

Porch. Hall. Living and Dining Room. Conservatory. Kitchen. Three Double Bedrooms. Bathroom. Driveway. Garage. External Utility. Mature private Gardens. No Chain.



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.

in detail

A well maintained and cared for Detached Dormer Bungalow with accommodation arranged over two floors extending to approximately 1,400sqft plus a Garage and Utility. Ready to move into but at the same time offering potential to upgrade and improve to a modern specification.

The property enjoys a spacious Living and Dining Room with Conservatory off and a Kitchen to the Ground Floor. Over the two floors are Three Double Bedrooms. Ground Floor Bedroom One is used as a reception room and is adjacent to the Bathroom, with a suite including a separate shower cubicle. The Two Bedrooms to the first floor have extensive fitted furniture and roof storage.

The property enjoys good off-street Parking in addition to a Garage with Utility Room to the rear.

The Garden plot is particularly maturely stocked and well screened affording a good degree of privacy.

Shay Lane is a delightful semi-rural position on the fringe of Hale and Hale Barns and within reasonable walking distance of Hale Barns Village with Booths supermarket, Costa Coffee and a range of convenience shops. In addition, the location is within easy reach of the M56 and M6 motorway networks including access to Manchester Airport.

Comprising:

Large Entrance Porch. Hall with doors to the Ground Floor accommodation and a staircase leading to the First Floor.

290 square foot Living and Dining Room with wood finish flooring and with bow window to the front. Patio doors onto the rear garden. Fireplace feature.

French doors lead through to a delightful Conservatory positioned to maximise garden aspect and with patio doors leading to the same.

Kitchen with a window and door enjoying an aspect of and giving access to the gardens. Fitted with a range of wood fronted units with integrated double oven hob and extractor fan and space for further appliances.

Ground Floor Bedroom One with a wide window to the front. This room is currently used as a reception room.

Ground Floor Bathroom with windows to the side and rear fitted with a white suite of bath, wash basin, w/c and enclosed shower cubicle with extensive tiling to the walls and floor.

First Floor Galleried Landing overlooking the hall with a large skylight window and access to under-eave storage space.

Double Bedroom Two with dormer window to the rear and skylight window to the front and built-in furniture. Under-eaves storage.

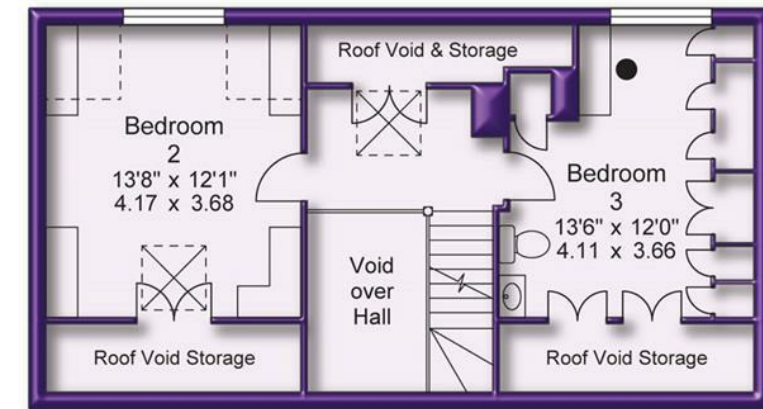
Double Bedroom Three effectively used as a Dressing Room serving Bedroom Two. Extensive built-in furniture and wardrobes. Dormer window to the rear and also housing a wc and wash basin. Under-eaves storage.

Externally there is a block paved Driveway to the front of the property providing good off-street Parking. In addition, there is a shared access driveway to the right hand side of the property which leads to the Detached Single Garage with a useful Utility Room attached with plumbing and space for a washing machine and dryer.

The Gardens return down the side and across the rear of the property with the Conservatory in particular positioned to enjoy aspects of all of the garden areas with stone paved patio and path which runs across the back of the house. Beyond this the Garden is laid principally to lawn with deep maturely stocked borders of shrubs, bushes, trees and plants providing excellent all year round screening.

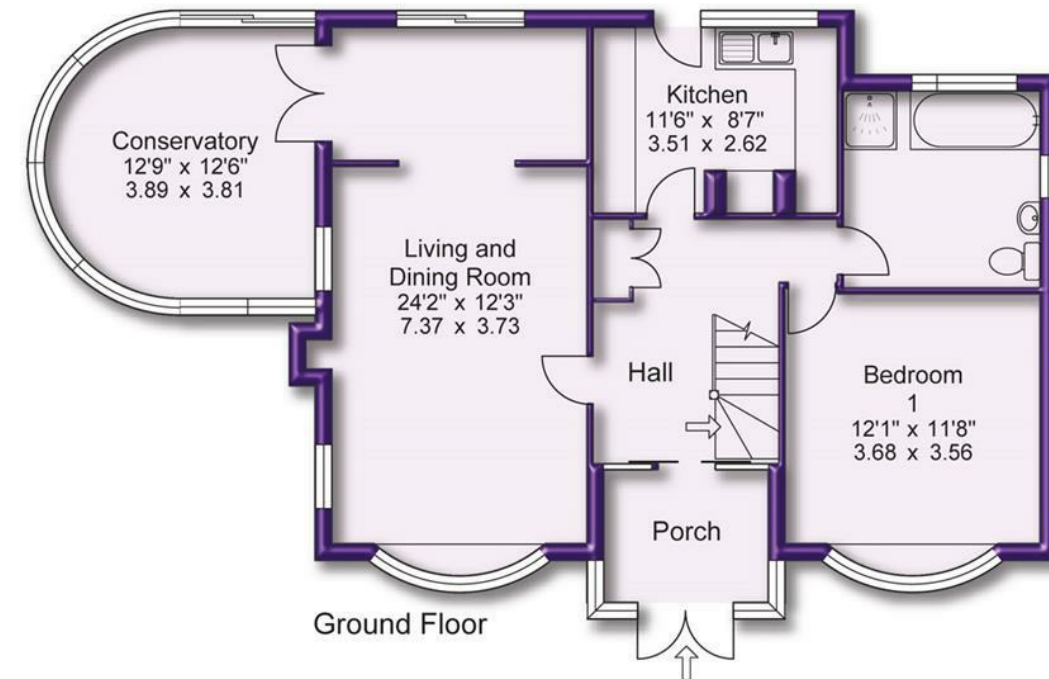
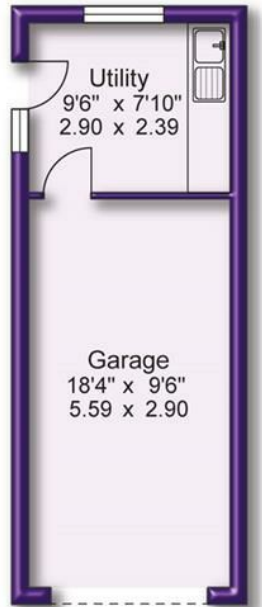
This lovely mature garden setting completes this attractive Bungalow in a most appealing location.

Offered for sale with no chain.



First Floor

Approx Gross Floor Area = 1415 Sq. Feet
 (Ex roof voids and Garage/Utility) = 131.5 Sq. Metres
 Approx Gross Floor Area = 1794 Sq. Feet
 (Inc roof voids and Garage/Utility) = 166.7 Sq. Metres



Ground Floor