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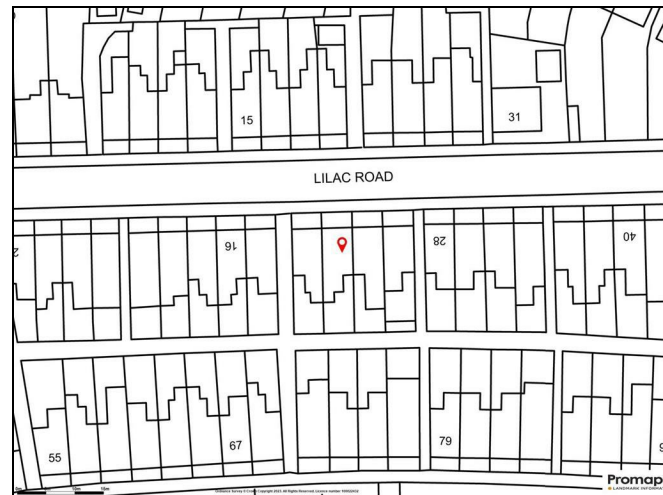
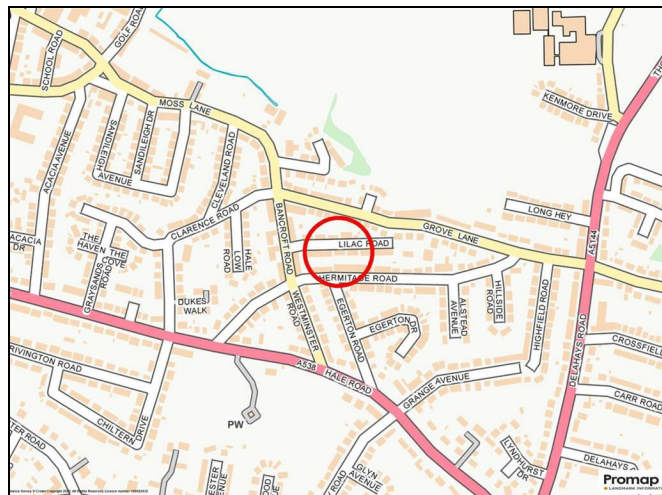


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, turning right just before the crossings into Victoria Road. At the top of Victoria Road, turn right onto Hale Road. Continue for some distance towards Hale Cemetery, before turning left into Westminster Road. Westminster Road becomes Bancroft Road. Take a right turn into Lilac Road and the property will be found on the right 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	85
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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

22 Lilac Road Hale, Altrincham, WA15 8BJ



AN APPEALING, BAY FRONTED TERRACED PROPERTY WITH SCOPE TO IMPROVE, LOCATED ON THIS POPULAR ROAD CLOSE TO STAMFORD PARK AND SCHOOL. 1044sqft.

Hall. Through Living and Dining Room. Kitchen. Two Double Bedrooms. Bathroom. South facing. Garden.

£385,000

in detail



An appealing bay fronted Victorian Terraced property located on this enormously desirable road close to the open space of Stamford Park and having accommodation arranged over Two Floors, extending to approximately 1050 square feet.



The property has been well cared for and maintained during our clients long period of ownership and would now benefit from updating, improving and potentially extending subject to any necessary consents as evidenced by neighbouring properties.

As it stands, the property enjoys a spacious through Living and Dining Room, in addition to a Kitchen to the Ground Floor and there are Two Double Bedrooms to the First Floor served by a refitted Bathroom.

Externally, the property enjoys a South facing Garden to the rear.

Comprising:

Entrance Hall with staircase to the First Floor.

Through Living and Dining Room with the Living Area having a bay window to the front and timber fireplace surround with gas fire. Archway through to the Dining Room with a window to the rear. A door leads through to the:

Kitchen with a window to the rear and a door leading outside. The Kitchen is fitted with a range of wood laminate fronted units with worktops over. Integrated oven, hob and extractor fan and recesses for additional appliances.

First Floor Landing

Bedroom One with a window to the front. Built in wall to wall, floor to ceiling wardrobes.

Bedroom Two with a window overlooking the rear. Built in wardrobe.

The Bathroom is fitted with a white suite and chrome fittings, providing a corner bath, vanity unit wash hand basin, WC and open wet room style shower area with thermostatic shower and 'drench' shower head. Extensive tiling to the walls. Window to the rear.

Externally, there is a Garden frontage and a paved South facing Garden to the rear, enclosed with timber fencing and brick walling enjoying a sunny aspect. Useful Garden Store.

UPVC double glazing. Gas central heating.

An excellent value opportunity. - Freehold - Council Tax Band D



Approx Gross Floor Area = 1044 Sq. Feet
= 97 Sq. Metres

