Old Meadow Lane

Altrincham

WA15 8JT

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

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Hale
Altrincham
WA15 8JT

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Offers Over £300,000

OCCUPYING A POPULAR AND SOUGHT AFTER LOCATION THAT'S WITHIN EASY REACH OF SHOPS, SCHOOLS AND PUBLIC TRANSPORT A spacious three bedroom quasi semi-detached property (end in a block of 4). Gas central heating system-combination boiler. Double glazed windows and exterior doors. Through lounge/dining room plus good sized kitchen. Bathroom with shower and separate WC. Pleasant gardens to the front and rear. Overlooking a green to the front. On-street parking adjacent. Offering great potential to those buyers looking to put their own stamp on a property. Convenient for the facilities available in Hale Barns, Hale Village and Altrincham Town Centre. Must be viewed to be fully appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall
With a UPVC double glazed entrance door. Radiator, stairs lead off to the first floor rooms and useful cloaks/storage cupboards off. Double glazed window to the front on the stairs.

Dining Room
With a radiator and a double glazed window to the front. A feature archway leads to:

Lounge
With a coal effect fire set within a feature fireplace. Radiator. A double glazed sliding patio door leads out to the rear patio and garden beyond. Beamed effect to ceiling.

Kitchen
With a single drainer stainless steel sink unit and a good range of fitted base and wall cupboard units and working surfaces. Gas point for a cooker, plumbing for a washer and dishwasher. Double glazed window to the rear overlooking the gardens. Radiator, tiled areas and double glazed exit door to the side. The 'Vaillant' combination gas central heating boiler is located here.

TO THE FIRST FLOOR

Landing
With a storage cupboard off.

Bedroom (1)
With a radiator and a double glazed window to the front. Range of fitted wardrobes and storage space.

Bedroom (2)
With a radiator and a double glazed window to the rear. Access to the loft space via a drop down ladder.

Bedroom (3)
With a radiator and a double glazed window to the rear. Range of fitted wardrobes and storage space.

Bathroom
With a white suite comprising panelled bath and pedestal wash hand basin. Over the bath shower with a rail and curtain fitted, double glazed window to the side and a chrome ladder radiator. Tiled decor.

Separate WC
With a low level WC. Double glazed window to the side.

Outside
The property occupies a generous, fully enclosed plot with pleasant front and rear gardens, an outbuilding and patio.

Additional Information
There's access from Bedroom (2), via a drop down ladder, to a useful LOFT SPACE ideal for storage. The loft space has a roof window, power, lighting and eaves storage facilities.

The tenure of the property is FREEHOLD.

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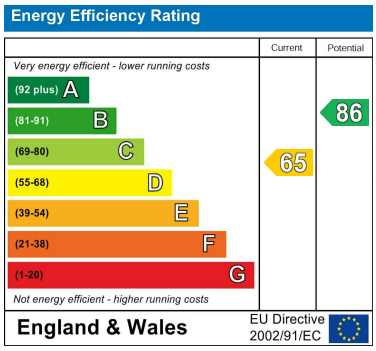

DIRECTIONS

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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