



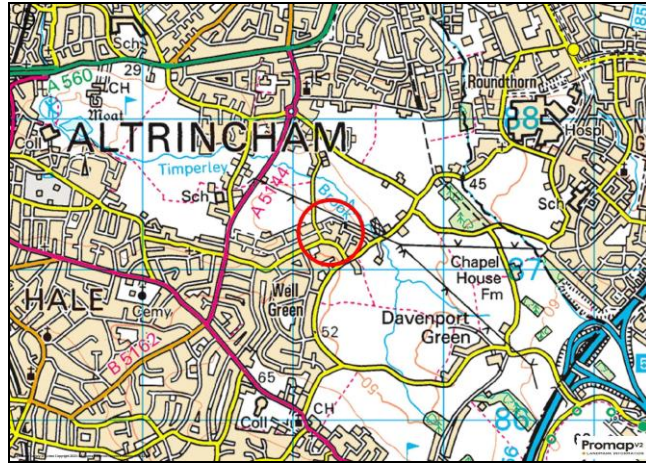
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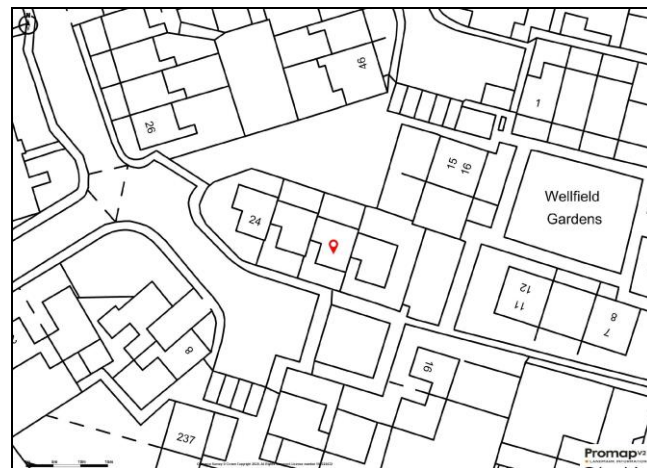


INDEPENDENT ESTATE AGENTS

# location

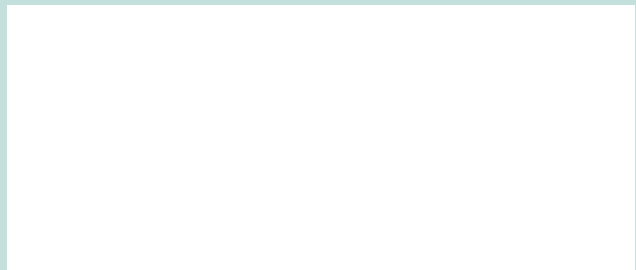


From Watersons Hale Office, proceed along Ashley Road in the direction of Ashley, taking the fifth left turning into Park Road. Take the second left turning into the continuation of Park Road and at the end of the road, proceed straight over the traffic lights into Delahays Road. At the next set of traffic lights, turn right into Grove Lane. Follow the road to the left, continuing for some distance before turning left just before the shops into Wellfield Lane. Take the first right turning into Tarbolton Crescent, follow the road where the property will be found towards the end of road 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).



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

# 20 Tarbolton Crescent Hale, Altrincham, Cheshire, WA15 8LE



**AN EXCELLENT VALUE DETACHED PROPERTY IN THIS POPULAR RESIDENTIAL LOCATION, WALKING DISTANCE TO THE WELL GREEN SCHOOL AND LOCAL SHOPS. 900sqft.**

Hall. Living and Dining Room. Kitchen. Utility Two Double Bedrooms Bathroom. Separate WC. Gardens. NO CHAIN!

“ Offered for sale with no chain ”

**£270,000**

# in detail



An excellent value Detached property peacefully located in this popular residential location with local convenience shops on the doorstep and within walking distance of The Well Green Primary School.



The property has been well cared for during the sellers long period of ownership but now offers potential to update and improve to the incoming buyers specification and in particular, this particular design of property can be reconfigured from the current Two Bedroom arrangement to Three Bedrooms without extending, and we can provide an example of this on request.

As it stands the property offers accommodation extending to approximately 900 square feet. A good sized Hall with cloaks cupboard and a staircase to the First Floor.

Through Living and Dining Room with an attractive aspect to the front within the Living Area over a central green, and with patio doors from the Dining Area overlooking the Garden.



The Kitchen also overlooks the Garden and is fitted with a range of wood fronted units with built in oven, hob and extractor fan and there is a useful Utility Room off with access to both the front and rear of the property.

Off the First Floor Landing are Two Double Bedrooms, both with built in storage cupboards or wardrobes and these are served by the Bathroom with a white suite of bath with shower over and wash hand basin. Separate WC and boiler cupboard.

Externally, the properties on Tarbolton Crescent have a Residents Parking Area on a first come first serve basis.

The property enjoys a well-stocked Garden frontage whilst to the rear there is a low maintenance paved patio Garden, enclosed with timber fencing.

UPVC double glazing. Gas central heating.

Ready to move into yet offering excellent potential and offered for sale with no chain.



Approx Gross Floor Area = 885 Sq. Feet  
= 82.04 Sq. Metres

