



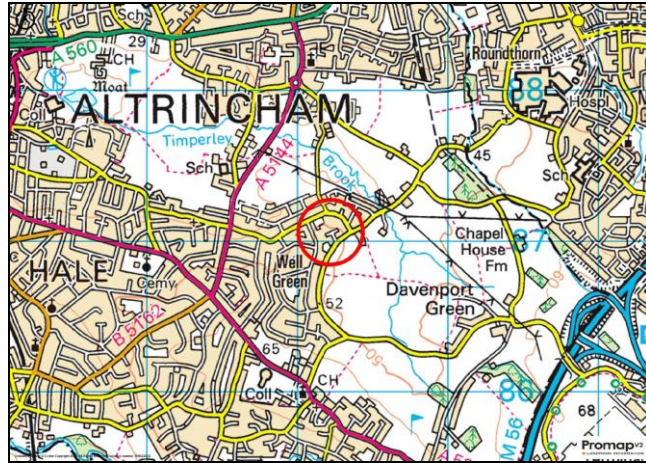
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INDEPENDENT ESTATE AGENTS

# location

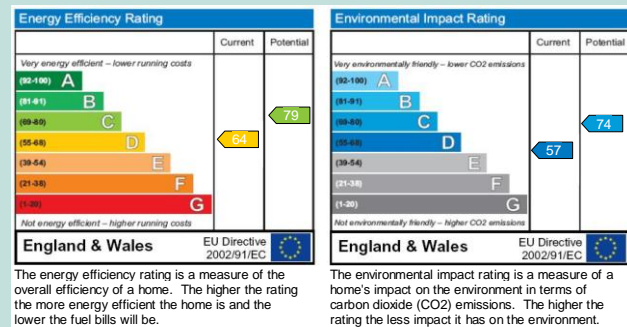


From Watersons Hale Office, proceed along Ashley Road in the direction of Ashley, taking a left turning into Park Road. Take the second left turning into the continuation of Park Road, and then right at the traffic lights onto Hale Road. Take the second left turning into Shay Lane and the second left turning again into Ash Lane. Continue along Ash Lane for some distance before turning left in to Lichfield Avenue. Follow the Avenue to the left 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).



**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

# 11 Lichfield Avenue Hale, Altrincham, Cheshire, WA15 8PG



**A WELL PRESENTED, UPDATED AND IMPROVED SEMI DETACHED FAMILY HOME CLOSE TO HALE BARNS VILLAGE CENTRE. 1464sqft.**

Hall. WC. Family Room. Lounge. Dining Kitchen. Five Bedrooms. Bathroom. Driveway. Garage. Gardens. No Chain!

*“ A lovely family home, offered for sale with no chain ”*

**£520,000**





A well presented, updated and improved Semi Detached family home, located on this popular, quiet cul de sac, walking distance to The Well Green Schools and close to Hale Barns Village Centre.

The property is arranged over Two Floors with the accommodation extending to some 1464 square feet providing a Hall, WC, Lounge, Family Room and Dining Kitchen to the Ground Floor and there are Five Bedrooms served by a Family Bathroom to the First Floor.



Externally, there is a paved Driveway providing off road Parking and to the rear a good sized, lawned Garden.

This property is offered For Sale with No Chain and could be moved into with the minimum of fuss.

Comprising:

Entrance door leading to a spacious Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Chrome finish LED lighting. Wood flooring.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Tiling to the sink area. Chrome finish LED lighting. Wood flooring.

Family Room with wide bay window to the front elevation. Wood flooring. Coved ceiling.

Lounge with part vaulted ceiling with inset Velux window and French doors overlooking and providing access to the rear Gardens. Fireplace to the chimney breast. Chrome finish LED lighting. Coved ceiling. Wood flooring.

Dining Kitchen is a superb and versatile space with part vaulted ceiling with two inset Velux windows and further windows and doors overlook and provide access to the rear Gardens. Chrome finish LED lighting.

The Kitchen Area is fitted with an extensive range of cream coloured base and eye level units with granite worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. There is space for a stainless steel Beaumatic Range Cooker, microwave oven, fridge, freezer and dishwasher. Courtesy door to the Integral Single Garage.

To the First Floor Landing there is access to Five Bedrooms served by a Family Bathroom. Lightwell providing natural light.

Bedroom One with a wide bay window to the front elevation.

Bedroom Two with window enjoying views over the rear elevation.

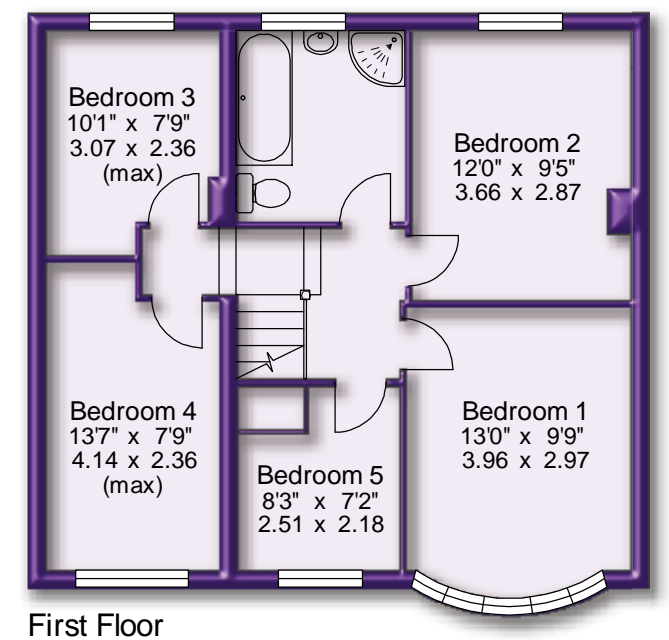
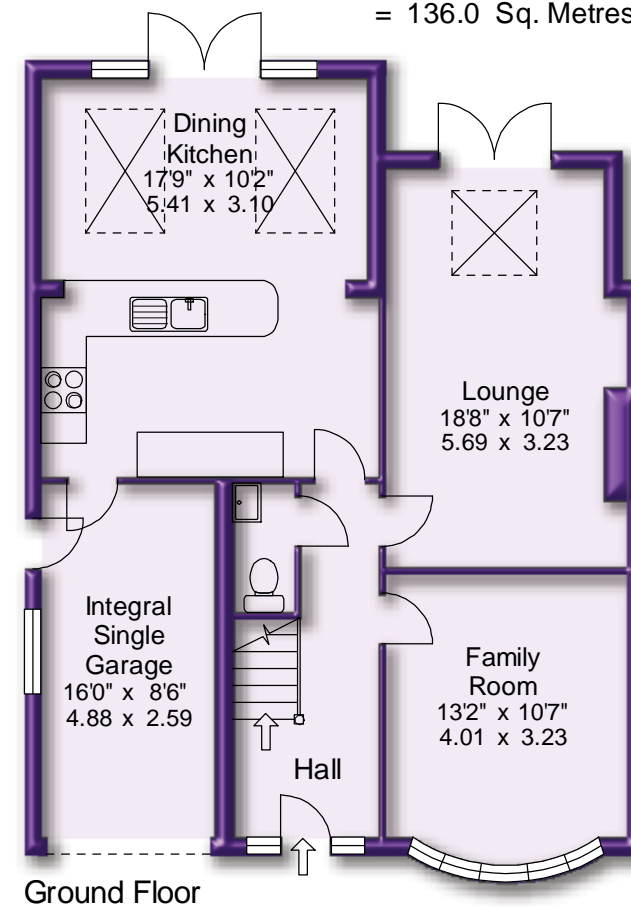
Bedroom Three with a window to the front elevation.

Bedroom Four with window enjoying views over the rear Garden. Loft access point.

Bedroom Five with window to the front elevation.

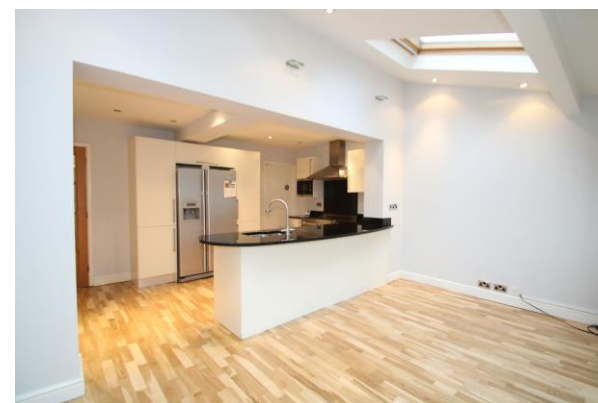


Approx Gross Floor Area = 1464 Sq. Feet  
= 136.0 Sq. Metres





in detail





# in detail



The Bedrooms are served by the Family Bathroom fitted with a modern white suite and chrome fittings, providing a double ended bath, separate enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Tiling to the walls. Double glazed uPVC opaque window to the rear elevation. Chrome finish heated towel rail. Chrome finish lighting. Loft access point.



Externally, the property is approached via a tarmacked Driveway providing off road Parking and there is an enclosed, lawned frontage with stocked borders.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Lounge and Dining Kitchen. Beyond, the Garden is a good size and laid to lawn with well stocked borders with a variety of plants, shrubs and trees providing a high degree of privacy.

This property is offered For Sale with No Chain.

