



Three bedroom home in sought after location

17 Sandleigh Drive, Hale, Cheshire, WA15 8AS

Leasehold



- Sitting room • Dining room • Kitchen
- Three bedrooms • Shower room • Garage

SITUATION

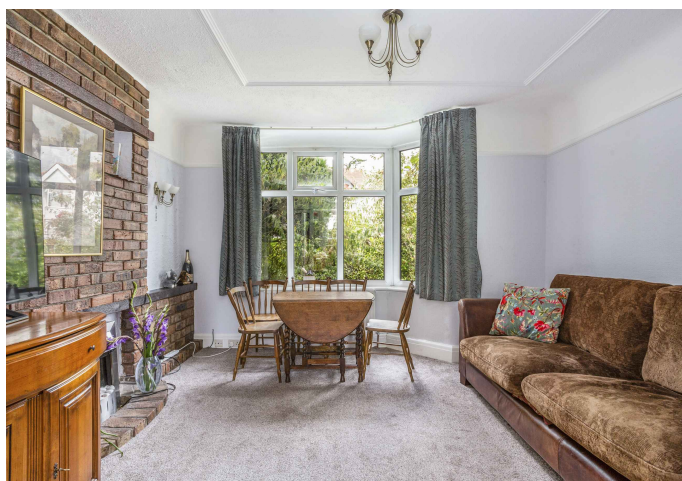
The property is superbly placed on this sought after road for access to the many amenities of fashionable Hale village and the town of Altrincham with their impressive range of restaurants, bistros and bars, specialist shops and supermarkets.

The area abounds in Golf courses, leisure clubs and facilities for outdoor pursuits, the National Trust's Dunham Massey Hall and park are close by and the Bollin valley and Cheshire countryside are on the doorstep. Stamford Park is within easy reach, just a short distance away.

Access to the M56, M60 and M6 offer easy communication links to the North West's principal commercial centres. Altrincham Metro Link provides access to the City centre.

The educational establishments available locally are considered among the best in the Manchester area, with Altrincham Grammar, Loreto, St Ambrose, as well as outstanding preparatory and junior schools such as Stamford Park Primary and St Vincent's primary. Many locally attend Manchester Grammar too.





DESCRIPTION

Set back from the road, the driveway provides ample off road parking for numerous vehicles. The front garden is laid to lawn with a range of plants and trees.

The entrance hallway opens to a spacious dining room with feature bay window to the front elevation, warmed by a feature electric fire and attractive exposed brick chimney. The sitting room is bright with open fireplace and opens onto the private rear gardens. To the rear the kitchen has a modern range of white gloss, wall drawer and base units with ceramic hob and integrated appliances. Completing the downstairs accommodation is a useful under stairs WC.

The first floor offers three bedrooms of ample proportion, all served by a contemporary family shower room. There is huge scope to extend or create a loft room (subject to planning)

Externally the rear garden is well mature with attractive shrubs and wide planted borders. There is a single garage and electric car charging point.

Tenure

Leasehold

Council Tax

Band = D

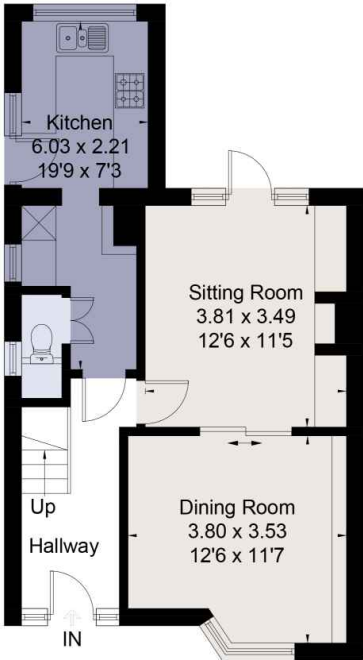
Energy Performance

A copy of the full Energy Performance Certificate is available upon request. EPC Rating = D

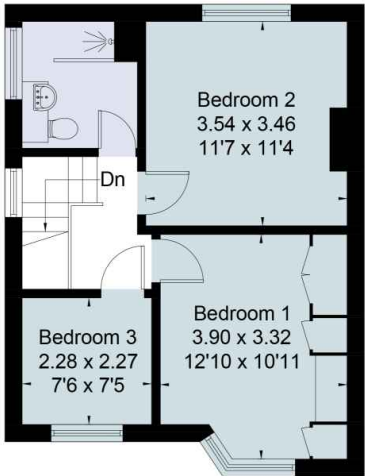
Viewing

Strictly by appointment with Savills.

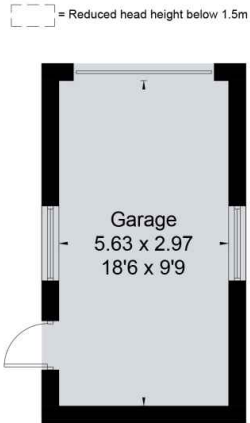
Approximate Area = 89 sq m / 958 sq ft
Garage = 16.7 sq m / 180 sq ft
Total = 105.7 sq m / 1138 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)
For identification only. Not to scale.
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Ground Floor



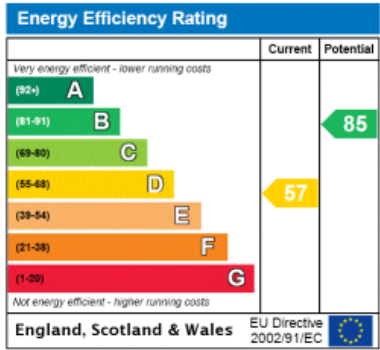
First Floor



(Not Shown In Actual
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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