



## 7 CRAMPTON DRIVE HALE BARNs ALTRINCHAM WA15 0HH

\*\*\* AVAILABLE APRIL \*\*\* Crampton Drive

Stunning three bedroom Semi-detached property located on quiet Cul-de-Sac with an enclosed garden to the rear and a private driveway.

The property has been beautifully modernised to a high specification throughout including underfloor heating in the kitchen and upstairs bathroom.

Briefly comprising of; porch leading to entrance hallway, WC, open plan lounge/ dining room with double bay window, modern fitted kitchen with some integrated appliances and breakfast dining area, French doors leading out to the garden. To the first floor there are three bedrooms two of which benefit from fitted wardrobes and a modern shower suite and separate WC.

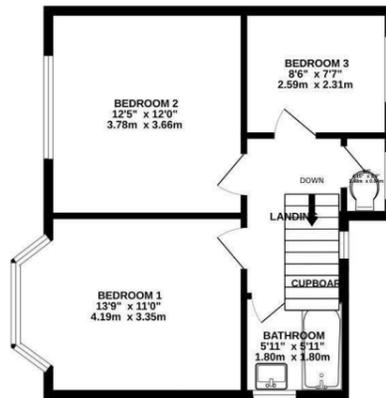
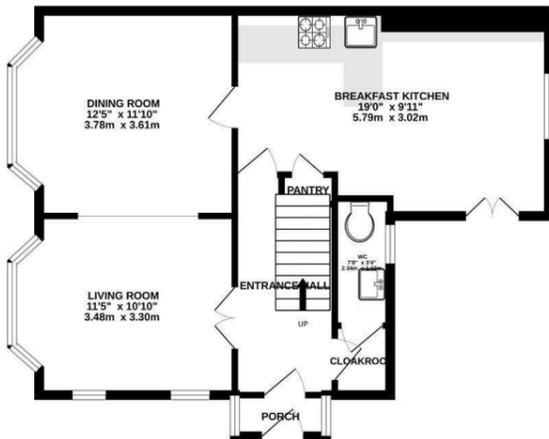
Externally, the property has an enclosed garden to the rear with decking area perfect for alfresco entertaining, front garden and driveway with garage.

Unfurnished. Available April. Call 0161 929 9797 option 3 to arrange a viewing.



GROUND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.

1ST FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- SEMI DETACHED
- THREE BEDROOMS
- OFF ROAD PARKING
- GARAGE
- EPC RATING D
- COUNCIL TAX BAND E



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	85
(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 EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	85
(81-91) B	
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