

15 BURNSIDE, HALE BARNS, CHESHIRE, WA15 0SG



Ground Floor 124.9 sq.m. (1344 sq.ft.) approx. 1st Floor 114.9 sq.m. (1237 sq.ft.) approx.





FLOOR PLANS

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 259.6 sq.m. (2561 sq.ft.) approx.

Violat every attempt in a term make in measurement of the floorpies analized here, measurements of deers, windows, soon-and up other term on aggressment and nonreparability is taken for any error, omispon-or enhancement, This piec is for intentiating purposes only and should be used as such by any propagative parchases. This invast, repetition and application (after their rocks in state) as to their operations of their rocks in stated and to guarantee also the major addition of their specific plant.

Also their operation of their operations of their operations of their operations.

## 162/164 Ashley Road, Hale, Cheshire WA15 9SF Tel: 0161 929 6363 Web: www.jhilditch.com



# 15 BURNSIDE HALE BARNS



This well presented detached family home offers spacious accommodation in excess of 2,500 square feet and is situated in a quiet cul de sac location within a mile of Hale Barns Square.

The accommodation in brief comprises reception hall, lounge, dining room, kitchen/family room and conservatory. Completing the ground floor is a utility room, downstairs we and integral double garage. To the first floor the principle bedroom has an ensuite bathroom and there are four further bedrooms, one with ensuite and a family bathroom.

#### FIRST FLOOR & LANDING

MASTER BEDROOM 23'0"  $\times$  17'0" (7.01  $\times$  5.19) MASTER EN-SUITE BEDROOM TWO 18'5"  $\times$  12'10" (5.62  $\times$  3.90) EN-SUITE BEDROOM THREE 11'5"  $\times$  11'2" (3.48  $\times$  3.40) BEDROOM FOUR 11'5"  $\times$  11'3" (3.48  $\times$  3.42) BEDROOM FIVE/STUDY 10'11"  $\times$  8'3" (3.32  $\times$  2.52) BATHROOM



DOUBLE GARAGE 18'0" x 17'0" (5.49 x 5.19)



Hale Barns village sits within a mile with its shops and services and the recently re-modelled Booths Hyper Market. Hale's fashionable village lies within five/ten minutes drive as does Altrincham with its busy market town centre and Metro system into Manchester. The urban motorway network and International Airport are again within five to ten minutes drive and sporting and recreational facilities abound.

#### **DIRECTIONS**

From the centre of Hale Barns proceed down Hale Road and turn right into Tithebarn Road, turn left into High Elm Road then left into Greengate and left into Marlfield then continue straight onto burnside where the property can be found on the left.

### SERVICES:

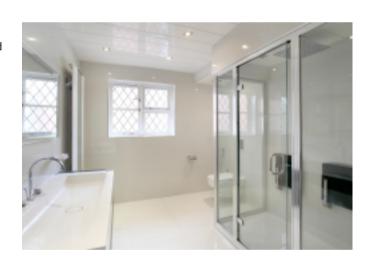
All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

#### ASSESSMENT:

Trafford Borough Council. Council Tax Band "VACANT POSSESSION UPON COMPLETION VIEWING:

By appointment through the Agent.



#### GROUND FLOOR

RECEPTION HALL

WC

UTILITY ROOM

KITCHEN/FAMILY ROOM 22'5" × 12'10" (6.82 × 3.90)

DINING ROOM 12'10" × 12'9" (3.90 × 3.88)

LOUNGE 24'3" × 11'4" (7.38 × 3.46)

CONSERVATORY 12'10" × 9'9" (3.90 × 2.98)

