

LITTLE RUDDING, ROSSMILL LANE, HALE BARNS, CHESHIRE, WA15 0AH









FLOOR PLANS

Not to Scale. For Illustration purposes only.

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LITTLE RUDDING, ROSSMILL LANE HALE BARNS



Occupying a superb garden plot in arguably one of Hale Barn's best locations, this substantial family house offers expansive accommodation which has been consistently updated by the current vendors.

The accommodation comprises a large reception hall with downstairs wc, the focal point of the ground floor is a fabulous breakfast kitchen which has been refitted in recent times. Completing the ground floor is a substantial lounge/dining room, a sitting room, study, downstairs wc, and there is a good size utility room adjacent to the kitchen.

At first floor level is a master bedroom suite comprising bedroom, en-suite facilities and a fabulous balcony overlooking the private rear gardens. Completing the first floor are two further bedrooms one with en-suite facilities and a family bathroom.

Completing the accommodation at second floor level are two further bedrooms making five in all plus a bathroom.

Little Rudding sits in substantial gardens with ample parking facilities to the front. The rear gardens enjoy an excellent level of privacy with a large selection of mature shrubs and trees.

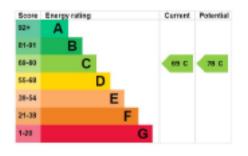
This part of Rossmill Lane joins Chapel Lane and Carrwood and is surrounded by other high quality properties. The property is within walking distance of Hale Barns village and the rear garden is not overlooked.

Hale Barns village offers a range of shops and services, the motorway network is within five minutes drive as is Hale with its range of fashionable shops and restaurants.

Altrincham's busy market town centre and the Metro System into Manchester is ten minutes drive.

DIRECTIONS

From the centre of Hale Barns proceed down Tithebarn Road which becomes Chapel Lane, turn right into Rossmill Lane where the property will be found almost immediately on the right.



GROUND FLOOR

RECEPTION HALL

STUDY 12'7" x 10'8" (3.83 x 3.24)

UTILITY ROOM

KITCHEN/BREAKFAST ROOM 22'5" \times 15'7" (6.83 \times 4.76)

LOUNGE/DINING ROOM 29'1" max x 22'10" max (8.86 max x 6.97 max) SITTING ROOM 17'3" x 13'10" (5.26 x 4.21)

FIRST FLOOR & LANDING

MASTER BEDROOM 18'1" x 12'2" (5.50 x 3.70)

BALCONY

MASTER EN-SUITE

BEDROOM TWO 14'5" x 13'3" (4.40 x 4.03)

EN-SUITE

BEDROOM THREE 15'0" x 8'1" (4.58 x 2.46)

BATHROOM

SECOND FLOOR & LANDING

BEDROOM FOUR 20'9" x 10'7" (6.33 x 3.23) BEDROOM FIVE 13'5" x 7'9" (4.10 x 2.37) **BATHROOM**

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.





