



19 KNUTSFORD VIEW, HALE BARNS, CHESHIRE WA15 8SU



TOTAL FLOOR AREA - 92.2 sqm (993 sq ft) approx.
These measurements have been made to ensure the accuracy of the floor area and are not intended to be used as a basis for any legal proceedings. The actual area may vary slightly from the measurements shown. The actual area may vary slightly from the measurements shown. The actual area may vary slightly from the measurements shown.

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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 (iii) no person in the employment of John N. Hilditch & Co. has any authority to make or give any representation or warranty whatever in relation to this property.





19 KNUTSFORD VIEW HALE BARNS



This superb Victorian terrace house has been beautifully finished by the current owner to produce spacious and well laid out accommodation over two floors.

This delightful home is situated in a quiet back water in the heart of Hale Barns within walking distance of local amenities and shops and the re-developed square.

The accommodation in brief comprises living room, dining room, contemporary fitted kitchen and shower room. To the first floor there are two bedrooms and a family bathroom.

Externally there is a south facing garden to the front laid mainly to lawn with a path leading to a paved patio area.

GROUND FLOOR

PORCH

KITCHEN 13'1" x 8'2" (3.99 x 2.48)

DINING ROOM 13'5" x 12'5" (4.10 x 3.79)

LIVING ROOM 13'5" x 12'8" (4.10 x 3.86)

SHOWER ROOM

FIRST FLOOR & LANDING

MASTER BEDROOM 13'4" x 9'10" (4.06 x 3.00)

BEDROOM TWO 18'4" x 9'3" (5.58 x 2.83)

BATHROOM



Hale Barns has long been regarded as one of the most sought after and prestigious locations in which to live, the new Hale Barns square provides a fine selection of shops in addition to the new Booths Supermarket. Hale's fashionable village lies within five to ten minutes drive as does Altrincham with its busy market town centre. The urban motorway network and International Airport are also on the doorstep. Sporting and recreational facilities abound.

DIRECTIONS

From our office proceed along Ashley Road in the direction of Hale Station. Turning right at the crossings to Victoria Road. At the end of Victoria Road turn right onto Hale Road and continue along Hale Road to Hale Barns village. Knutsford View terrace properties will be found on the left hand side just before Majestic Wine.

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 'D'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

