

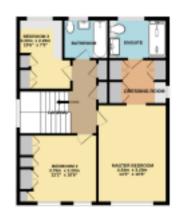
1A THE DRIVE, HALE BARNS, CHESHIRE, WA15 8TG



Hilditch & Co



2.0 Plant BLS sq.m. (65) sq.h.) approx



FLOOR PLANS

Not to Scale. For Illustration purposes only.

10134, RLOOR AREA: 155.8 sp.m. (LK75-sp.h.) appres

Not see the second provide the second of the foreign of the second base of the second second

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

NOTICE: John N Hilditch & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(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.





Set in a secluded location just off Hale Road this detached family home has been meticulously finished throughout resulting in contemporary and spacious accommodation throughout.

The accommodation which is laid out over two floors comprises entrance porch, useful storage cupboard, sitting room, kitchen breakfast room and through living dining room leading to the rear garden. Completing the ground floor is a utility room, wc and double garage. At first floor level the master bedroom has a walkin dressing room leading through to the ensuite. There are two further bedrooms one currently being used as a home office with air conditioning, both with fitted wardrobes and a family bathroom. The loft is full height, boarded, with fitted storage units and electric plugs.

Externally there is off road parking to the front and to the rear is an enclosed low maintenance garden laid mainly to high quality artificial grass with a patio accessed from the living dining room.

Hale Barns village sits within approximately three hundred metres flat walking distance with its re-modelled village centre and the urban motorway network is also within two minutes drive. Hale's fashionable village lies within five to ten minutes as does Altrincham with its busy market town centre and regular Metro service into Manchester. Manchester International Airport is also on the doorstep.

DIRECTIONS

From the centre of Hale Barns proceed along the main Hale Road in the direction of the M56 turning right onto The Drive and the house will be found immediately on the left.

GROUND FLOOR

HALLWAY WC

FIRST FLOOR & LANDING

MASTER BEDROOM 14'3" x 10'6" (4.34 x 3.20) DRESSING ROOM EN-SUITE BEDROOM TWO 12'2" x 10'6" (3.70 x 3.20) BEDROOM THREE 10'6" x 7'3" (3.20 x 2.20) BATHROOM

EXTERNALLY

DOUBLE GARAGE 20'5" x 16'2" (6.22 x 4.92)

SERVICES:

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

TENURE: Freehold

ASSESSMENT:

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

By appointment through the Agent.

1A THE DRIVE









UTILITY ROOM 8'11" x 6'7" (2.72 x 2.01) BREAKFAST KITCHEN 12'10" x 10'6" (3.92 x 3.20) SITTING ROOM 12'2" x 10'4" (3.70 x 3.14) LIVING/DINING ROOM 28'3" x 10'6" (8.60 x 3.20)

