



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

John N  
*Hilditch & Co*



TOTAL FLOOR AREA: 155.8 sq.m. (3485 sq.ft) approx.

Measurements are taken from the face of the brickwork unless otherwise stated. Measurements of areas, volumes, weights and any dimensions are approximate and no responsibility is taken for any errors or omissions in this document. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, fixtures and appliances shown here are not to be taken as a guarantee and are subject to availability or efficiency under given conditions. Measurements are given to the nearest millimetre.

**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

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# 1A THE DRIVE HALE BARNS



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 walk-in 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

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)

## 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

