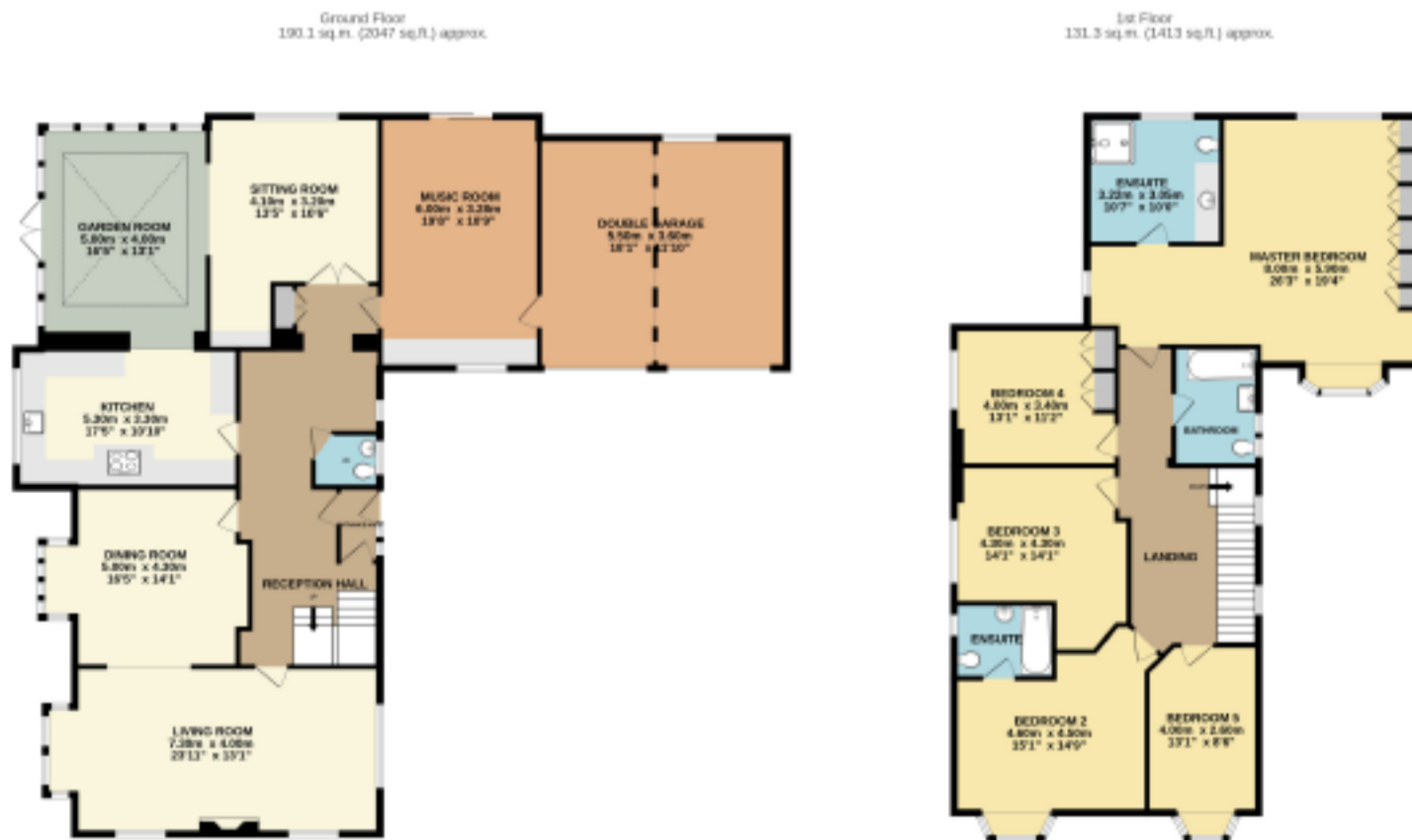




7 CHAPEL LANE, HALE BARNES,
CHESHIRE, WA15 0HN

John N
Hilditch & Co



TOTAL FLOOR AREA: 321.4 sq.m. (3460 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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7 CHAPEL LANE HALE BARNS



Occupying a highly popular location within walking distance of Hale Barns village this house sits in a fabulous mature plot and the property itself offers generous family accommodation extending to just under 3,500 sq.ft.

The accommodation which is laid out over two levels comprises a generous reception hall, wc, formal living room and dining room, to the rear is a garden room, sitting room, utility and a separate studio. Completing the ground floor is a breakfast kitchen and a good sized single garage.

At first floor level is a master bedroom with en-suite, four further bedrooms one with en-suite plus a family bathroom making three facilities in all.

This house offers fabulous potential to re-model/re-develop and is also neatly presented whilst in need of some updating.

The area in general is characterised by high value detached properties, and access to the urban motorway network and International Airport are just five minutes drive.

Hale Barns village is complemented by Hale with its restaurants and shops and the Metro System from Altrincham is also within striking distance.

DIRECTIONS

From the centre of Hale Barns proceed down Wicker Lane to the mini round about, turning left onto Chapel Lane, the house will be found on the left facing Carrwood.

GROUND FLOOR

RECEPTION HALL

WC

LIVING ROOM 23'11" x 13'1" (7.30 x 4.00)

DINING ROOM 16'5" x 14'1" (5.00 x 4.30)

KITCHEN 17'5" x 10'10" (5.30 x 3.30)

GARDEN ROOM 16'5" x 13'1" (5.00 x 4.00)

SITTING ROOM 13'5" x 10'6" (4.10 x 3.20)

UTILITY ROOM 19'8" x 10'9" (6.00 x 3.28)

STUDIO 18'1" x 7'7" (5.50 x 2.30)

FIRST FLOOR & LANDING

MASTER BEDROOM 26'3" x 19'4" (8.00 x 5.90)

MASTER EN-SUITE 10'7" x 10'0" (3.22 x 3.05)

BEDROOM TWO 15'1" x 14'9" (4.60 x 4.50)

EN-SUITE

BEDROOM THREE 14'1" x 14'1" (4.30 x 4.30)

BEDROOM FOUR 13'1" x 11'2" (4.00 x 3.40)

BEDROOM FIVE 13'1" x 8'6" (4.00 x 2.60)

BATHROOM

EXTERNALLY

GARAGE 18'1" x 11'10" (5.50 x 3.60)

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 'G'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	68 D
39-54	E		
21-38	F		
1-20	G		