



18 PROSPECT DRIVE, HALE BARNES,
CHESHIRE, WA15 8TQ



TOTAL FLOOR AREA: 138.7 sq.m. (1496 sq.ft.) approx.
Measurements are taken from the face of the brickwork and do not include the thickness of walls, doors, windows, etc. and are for guidance only. They do not include the area of any external walls, porches, etc. and are not intended to be used for any other purpose. The actual content and condition of the property should be verified by inspection or otherwise as to the correctness of each of them.
 Map of Hale 15001

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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

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 (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.





18 PROSPECT DRIVE HALE BARNS



Occupying an extremely convenient location within walking distance of Hale Barns this house has been substantially extended and is now in need of some cosmetic updating.

The accommodation which is laid out over two floors comprises an entrance porch, hallway with downstairs wc, whilst the living accommodation comprises a bay fronted lounge to the front and there is an extended dining room which follows through into a conservatory and an extended breakfast kitchen.

At first floor level leading from a good sized landing is a master bedroom with en-suite bathroom, two further bedrooms and a second bathroom.

To the rear are medium sized gardens with a good level of privacy from adjacent properties.

Prospect Drive is a quiet cul de sac located within half a mile of Hale Barns village centre. The motorway network and International Airport are close at hand and Altrincham's busy town centre is also within five to ten minutes drive.

DIRECTIONS

From the centre of Hale Barns proceed along the main Hale Road in the direction of the motorway turning right into Prospect Drive where the property will be found on the right.

GROUND FLOOR

PORCH

RECEPTION HALL

WC 6'8" x 3'5" (2.03 x 1.05)

BREAKFAST KITCHEN 19'7" x 7'9" (5.97 x 2.35)

LIVING ROOM 17'0" x 12'3" (5.17 x 3.74)

DINING ROOM 19'7" x 11'2" (5.97 x 3.40)

CONSERVATORY 8'7" x 7'10" (2.61 x 2.38)

FIRST FLOOR & LANDING

MASTER BEDROOM 22'8" x 11'6" (6.91 x 3.50)

EN-SUITE 9'6" x 8'6" (2.90 x 2.60)

BEDROOM TWO 13'11" x 11'6" (4.23 x 3.50)

BEDROOM THREE 8'2" x 7'7" (2.50 x 2.30)

BATHROOM 9'3" x 7'7" (2.82 x 2.30)



SERVICES:

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

TENURE:

Leasehold

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'E'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		