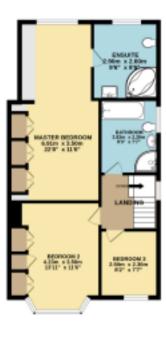


## 18 PROSPECT DRIVE, HALE BARNS, CHESHIRE, WA15 8TQ

Hil∂itch & Co

Ground Floor 69.3 sq.n. (748 sq.h.) approx. 2st Floor 60.4 sq.m. (668 sq.ft.) approx.





FLOOR PLANS

Not to Scale. For Illustration purposes only.

TOTAL PLACEMENT 2017 as in CORR on \$1,000 pages.

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# 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.

#### 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)



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.

### 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.



#### 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"  $\times$  3'5" (2.03  $\times$  1.05) BREAKFAST KITCHEN 19'7"  $\times$  7'9" (5.97  $\times$  2.35) LIVING ROOM 17'0"  $\times$  12'3" (5.17  $\times$  3.74) DINING ROOM 19'7"  $\times$  11'2" (5.97  $\times$  3.40)

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



