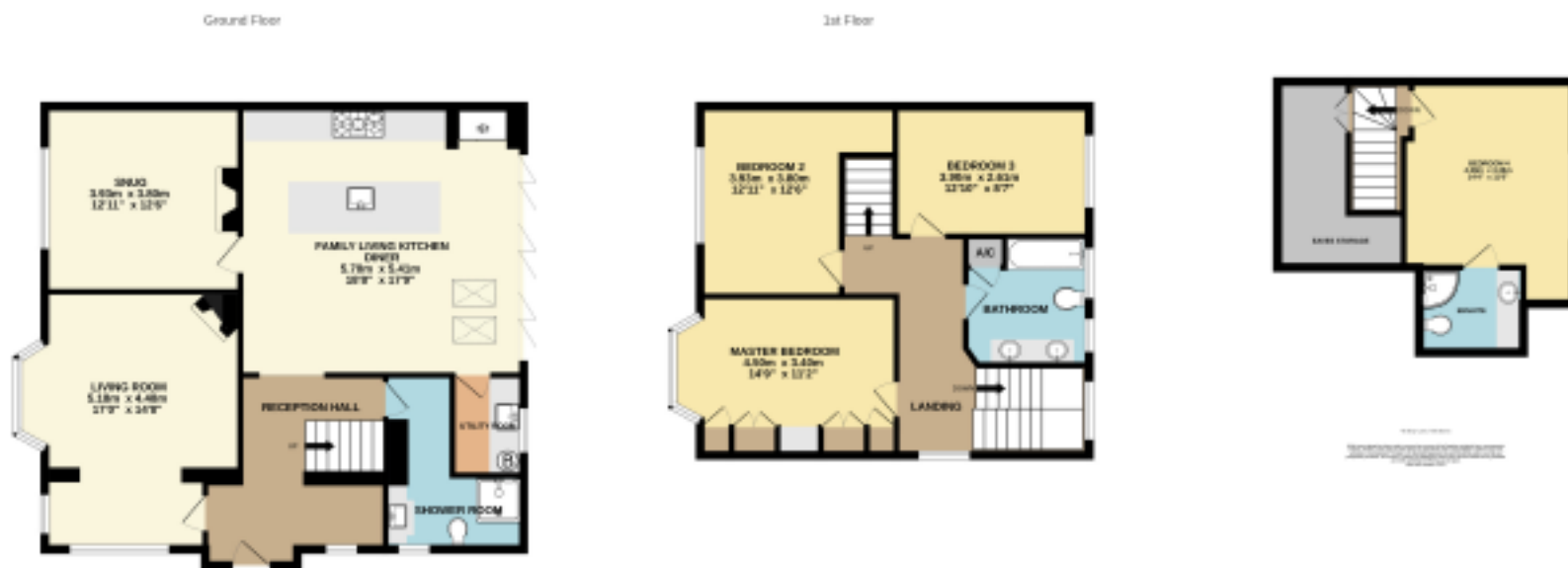




# 45 SHAY LANE, HALE BARNS, CHESHIRE, WA15 8PA



45 Shay Lane, Hale Barns  
 TOTAL FLOOR AREA: 155.0 sq.m. (1785 sq.ft) approx.  
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is accepted for errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The contract, conditions and application forms have not been included and no guarantee is made regarding the accuracy of the information given.  
 Made only for use as a guide.

## FLOOR PLANS

Not to Scale. For Illustration purposes only.

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# 45 SHAY LANE HALE BARNs



Set in an extremely convenient location within a few minutes walk of Hale Barns and on the border of open countryside, this house has been enlarged and updated by our clients and offers fabulous family accommodation over three floors extending to just under 1800 sq.ft.

Briefly the accommodation comprises an L shaped entrance hallway with a useful downstairs shower room, completing the ground floor accommodation is a bay fronted living room, well proportioned snug and an excellent family dining kitchen with a utility room adjacent.

At first floor level are three bedrooms and a family bathroom and at second floor level is a further generous bedroom with en-suite.

Externally are neat well presented gardens with ample parking.

Shay Lane as previously mentioned is close to Hale Barns village and local farmland. Hale's fashionable village lies within five to ten minutes drive as does Altrincham with its busy market town centre and Metro System into Manchester. The urban motorway network and International Airport are close by.

This house has been upgraded and consistently maintained by the current owners.

## DIRECTIONS

From the centre of Hale Barns proceed down Shay Lane where the house will be found on the left just before Ash Lane.

## GROUND FLOOR

RECEPTION HALL  
UTILITY ROOM  
SHOWER ROOM  
FAMILY LIVING KITCHEN DINER 18'8" x 17'9" (5.70 x 5.41)  
LIVING ROOM 17'0" x 14'8" (5.18 x 4.48)  
SNUG 12'11" x 12'6" (3.93 x 3.80)

## FIRST FLOOR & LANDING

MASTER BEDROOM 14'9" x 11'2" (4.50 x 3.40)  
BEDROOM TWO 12'11" x 12'6" (3.93 x 3.80)  
BEDROOM THREE 12'10" x 8'7" (3.90 x 2.61)  
BATHROOM

## SECOND FLOOR & LANDING

BEDROOM FOUR 14'4" x 11'0" (4.38 x 3.36)  
EN-SUITE



## 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		
69-80	C		
55-68	D	65 D	75 C
39-54	E		
21-38	F		
1-20	G		

