



*Jordan fishwick*

HALE BARNS  
Tithebarn Road



# Tithebarn Road, Hale Barns, WA15 0HW

Asking Price £400,000



## The Property

NO ONWARD CHAIN – Jordan Fishwick are delighted to present for sale this attractive two-bedroom terraced property, ideally located in the heart of Hale Barns village. The property is within easy reach of a range of local amenities, including coffee shops, wine merchants and supermarkets, as well as convenient bus links, access to major motorway networks and Manchester Airport. It also falls within the catchment area for highly regarded local schools.

The accommodation comprises a welcoming lounge, a spacious kitchen diner and a conservatory to the ground floor. To the first floor are two generously sized double bedrooms and a modern four-piece family bathroom.

Externally, the property benefits from an enclosed rear garden featuring a patio area, lawn, mature shrubs and well-established flower beds. To the front, there is block-paved off-road parking.

Early viewing is highly recommended to fully appreciate this charming home.

## Directions

WA15 0HW



- No Onward Chain
- 2 Bedroom Terraced
- Off Road Parking
- Lounge Diner
- Hale Barns Village Centre Location
- Close to Amenities
- Rear Garden
- Freehold

Postcode - WA15 0HW

EPC Rating - D

Floor Area - 925.00 sq ft

Local Authority - Trafford

Council Tax - D





GROUND FLOOR  
APPROX. FLOOR  
AREA 512 SQ.FT.  
(47.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 413 SQ.FT.  
(38.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 925 SQ.FT. (85.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchaser. 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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