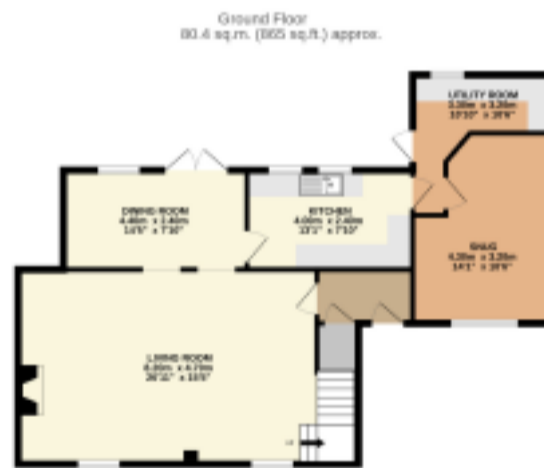




THE TANNERY, CLAY LANE, HALE,
CHESHIRE, WA15 7TR



FLOOR PLANS

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA : 145.6 sq.m. (1567 sq.ft.) approx.
 While every effort has been made to ensure the accuracy of the floorplan, measurements, representations, estimates, views and opinions given are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be taken in conjunction with any prospectus or brochure. The contents, estimates and specifications shown here are not intended to be taken as an offer of any financial product or service. No liability is accepted for any error or omission. We will not be held responsible for any error or omission.

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

NOTICE: John N Hilditch & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
 (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.



THE TANNERY, CLAY LANE HALE



Set in delightful surroundings this house offers well proportioned accommodation over two floors extending to just over 1600 sq.ft.

The property which has been well maintained and upgraded comprises at ground floor level a large living room, a separate dining room adjacent to the kitchen and a generous snug and utility room.

At first floor level is a master bedroom with en-suite, two further double bedrooms and a family bathroom.

One of the special features of this house will be the fabulous views across open farmland. There is one dedicated car parking space to the front and the property is within fifteen minutes walk of Hale Barns village.

Hale's fashionable village is close at hand, and Altrincham and Timperley are also within five to ten minutes drive with regular Metrolink services into Manchester.

It is highly unusual to find a property with such a fabulous view in such a convenient location.

DIRECTIONS

From the centre of Hale Barns proceed down Shay Lane turning left onto Ash Lane which continues into Clay Lane where the property will be found on the left.

GROUND FLOOR

HALLWAY

KITCHEN 13'1" x 7'10" (4 x 2.40)
 UTILITY ROOM 10'10" x 10'6" (3.30 x 3.20)
 SNUG 14'1" x 10'6" (4.30 x 3.20)
 LIVING ROOM 26'11" x 15'5" (8.20 x 4.70)
 DINING ROOM 14'5" x 7'10" (4.40 x 2.40)

FIRST FLOOR & LANDING

MASTER BEDROOM 15'5" x 13'9" (4.70 x 4.20)
 EN-SUITE
 BEDROOM TWO 19'8" x 12'10" (6 x 3.90)
 BEDROOM THREE 11'6" x 9'2" (3.50 x 2.80)
 BATHROOM

SERVICES:

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

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band "

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		B0 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

