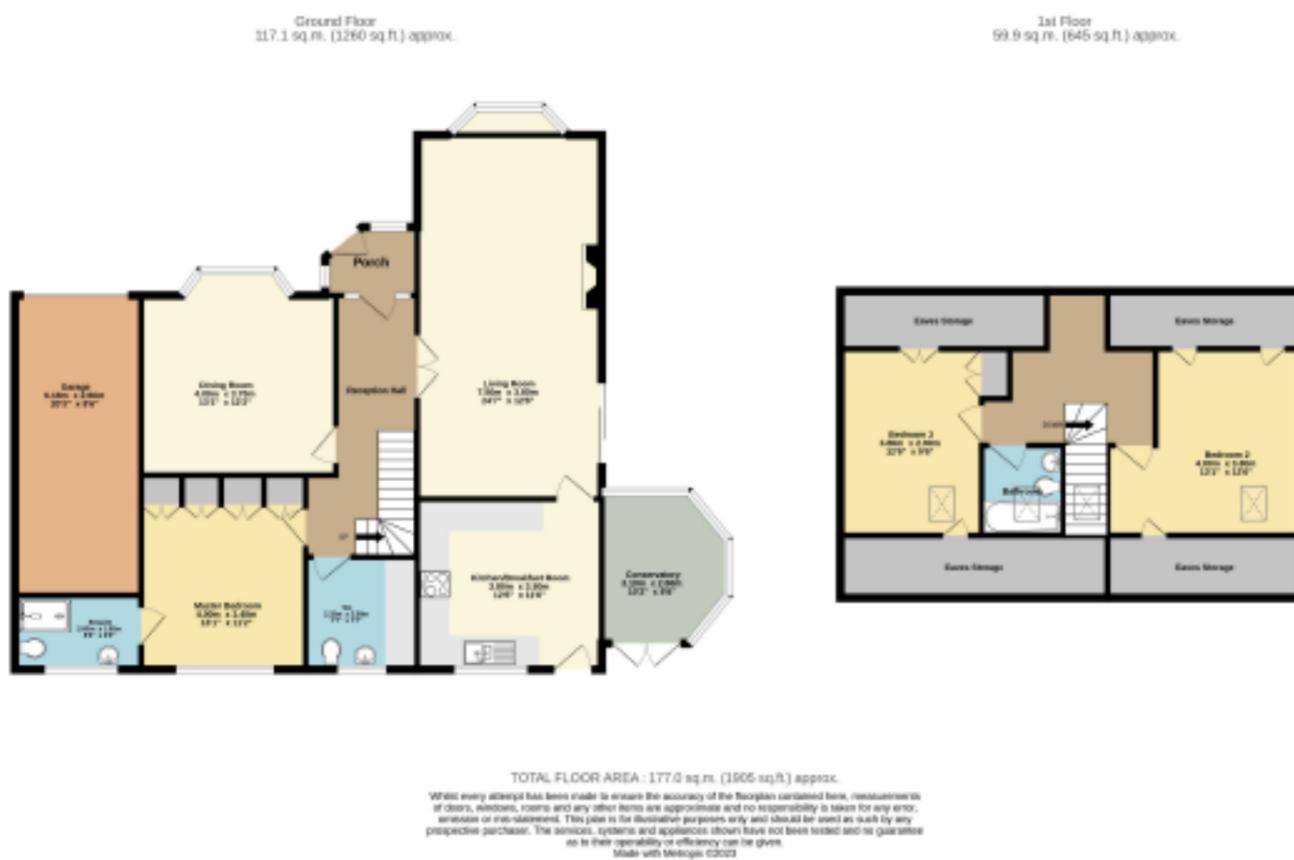




33 GREENGATE, HALE BARNES,
CHESHIRE, WA15 0RX

John N
Hilditch & Co



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

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.

33 GREENGATE HALE BARNs



Located within easy striking distance of Hale Barns village, this well proportioned detached bungalow has been extended over the years and now offers well proportioned extended family accommodation extending to just under 2,000 sq.ft.

FIRST FLOOR & LANDING

MASTER BEDROOM 13'1" x 11'2" (4 x 3.40)
EN-SUITE 8'6" x 6'0" (2.60 x 1.82)
BEDROOM TWO 13'1" x 12'6" (4 x 3.80)
BEDROOM THREE 12'6" x 9'6" (3.80 x 2.90)
BATHROOM

EXTERNALLY

GARAGE 20'3" x 8'6" (6.18 x 2.60)



Briefly the gas centrally heated accommodation comprises a porch, hallway, large principal living room, a dining room, breakfast kitchen, and a conservatory adjacent, the ground floor also includes a master bedroom with en-suite and a secondary bathroom facility. Completing the ground floor is a single garage. At first floor level are two further double bedrooms and a family bathroom and extensive eaves storage areas.

33 Greengate sits in delightful gardens with a wide range of foliage, shrubs and trees. There is ample parking to the front and there is an excellent level of privacy to the rear.

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.



Hale Barns village is complemented by Hale and Altrincham with their fashionable range of shops, the motorway is within five minutes drive and there is a Metro System from Altrincham into Manchester and beyond.

DIRECTIONS

From the centre of Hale Barns, proceed along Chapel Lane for approximately half a mile, turn left onto Greengate where the property will be found on the left.

GROUND FLOOR

PORCH

RECEPTION HALL

WC 7'7" x 7'7" (2.32 x 2.30)

KITCHEN/BREAKFAST ROOM 12'6" x 11'6" (3.80 x 3.50)

LIVING ROOM 24'7" x 12'6" (7.50 x 3.80)

CONSERVATORY 10'2" x 8'6" (3.10 x 2.60)

DINING ROOM 13'1" x 12'2" (4 x 3.70)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

