



18 TANYARD DRIVE, HALE BARNS,  
CHESHIRE, WA15 0BS

John N  
*Hilditch & Co*



TOTAL FLOOR AREA : 174.4 sq.m. (1877 sq.ft.) approx.  
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**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

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18 TANYARD DRIVE  
HALE BARNs



Offering excellent family accommodation approaching 1900 sq.ft. this house has been delightfully maintained yet offers potential for extension.

Briefly the accommodation, which is spread over two levels, comprises a welcoming reception hall with porch and downstairs wc, the focal point of the ground floor is a large family room opening onto the rear garden, complemented by a well fitted kitchen, separate dining room and generous living room.

At first floor level are four double bedrooms, a family bathroom and separate shower room.

FIRST FLOOR & LANDING

- MASTER BEDROOM 18'1" x 11'10" (5.50 x 3.60)
- BEDROOM TWO 13'1" x 10'6" (4.00 x 3.20)
- BEDROOM THREE 13'1" x 10'2" (4.00 x 3.10)
- BEDROOM FOUR 11'6" x 10'2" (3.50 x 3.10)
- BATHROOM
- SHOWER ROOM

EXTERNALLY

- GARAGE 16'1" x 10'6" (4.90 x 3.20)



One of the principal selling points of this house will be the large gardens with an excellent level of privacy to the rear, there is a garden to the front of the property and ample forecourt parking, Tanyard Drive is characterised by well proportioned detached houses, some of which have been re-modelled in recent times

Hale Barns village lies within five minutes drive and the urban motorway and International Airport are close by.

Hale's fashionable village lies approximately ten minutes away, as does Altrincham with its market town centre and Metro System into Manchester.

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.



DIRECTIONS

From the centre of Hale Barns, proceed down Tithebarn Road which becomes Chapel Lane, after approximately half a mile turn right and Tanyard Drive will be found on the right hand side.

GROUND FLOOR

- PORCH
- HALL
- WC
- KITCHEN 11'6" x 8'2" (3.50 x 2.50)
- UTILITY ROOM
- FAMILY ROOM 19'4" x 12'2" (5.90 x 3.70)
- DINING ROOM 11'6" x 9'10" (3.50 x 3.00)
- LIVING ROOM 18'1" x 11'10" (5.50 x 3.60)

