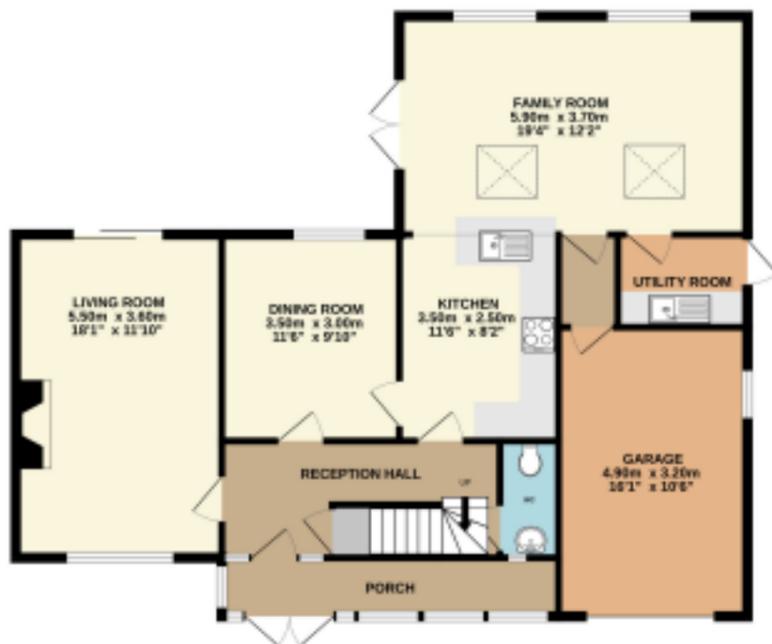




18 TANYARD DRIVE, HALE BARNES,
CHESHIRE, WA15 0BS

John N
Hilditch & Co

Ground Floor



1st Floor



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

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

