



LITTLE RUDDING, ROSSMILL LANE,  
HALE BARNES, CHESHIRE, WA15 0AH

John N  
*Hilditch & Co*



**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 302.8 sq.m. (3251 sq.ft) approx.  
Measurements taken from the finished floor level of the finished ground floor. Measurements of areas, volumes, capacities, dimensions and specifications are for information only and are not intended to be used for any other purpose. The plan is for illustrative purposes only and should not be used as a basis for any other purpose. The actual condition and specifications shown here are not intended to be a guarantee and are subject to change without notice.

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## LITTLE RUDDING, ROSSMILL LANE HALE BARNS



Occupying a superb garden plot in arguably one of Hale Barn's best locations, this substantial family house offers expansive accommodation which has been consistently updated by the current vendors.

The accommodation comprises a large reception hall with downstairs wc, the focal point of the ground floor is a fabulous breakfast kitchen which has been refitted in recent times. Completing the ground floor is a substantial lounge/dining room, a sitting room, study, downstairs wc, and there is a good size utility room adjacent to the kitchen.

At first floor level is a master bedroom suite comprising bedroom, en-suite facilities and a fabulous balcony overlooking the private rear gardens. Completing the first floor are two further bedrooms one with en-suite facilities and a family bathroom.

Completing the accommodation at second floor level are two further bedrooms making five in all plus a bathroom.

Little Rudding sits in substantial gardens with ample parking facilities to the front. The rear gardens enjoy an excellent level of privacy with a large selection of mature shrubs and trees.

This part of Rossmill Lane joins Chapel Lane and Carrwood and is surrounded by other high quality properties. The property is within walking distance of Hale Barns village and the rear garden is not overlooked.

Hale Barns village offers a range of shops and services, the motorway network is within five minutes drive as is Hale with its range of fashionable shops and restaurants.

Altrincham's busy market town centre and the Metro System into Manchester is ten minutes drive.

### DIRECTIONS

From the centre of Hale Barns proceed down Tithebarn Road which becomes Chapel Lane, turn right into Rossmill Lane where the property will be found almost immediately on the right.

### GROUND FLOOR

RECEPTION HALL  
WC  
STUDY 12'7" x 10'8" (3.83 x 3.24)  
UTILITY ROOM  
KITCHEN/BREAKFAST ROOM 22'5" x 15'7" (6.83 x 4.76)  
LOUNGE/DINING ROOM 29'1" max x 22'10" max (8.86 max x 6.97 max)  
SITTING ROOM 17'3" x 13'10" (5.26 x 4.21)

### FIRST FLOOR & LANDING

MASTER BEDROOM 18'1" x 12'2" (5.50 x 3.70)  
BALCONY  
MASTER EN-SUITE  
BEDROOM TWO 14'5" x 13'3" (4.40 x 4.03)  
EN-SUITE  
BEDROOM THREE 15'0" x 8'1" (4.58 x 2.46)  
BATHROOM

### SECOND FLOOR & LANDING

BEDROOM FOUR 20'9" x 10'7" (6.33 x 3.23)  
BEDROOM FIVE 13'5" x 7'9" (4.10 x 2.37)  
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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

