



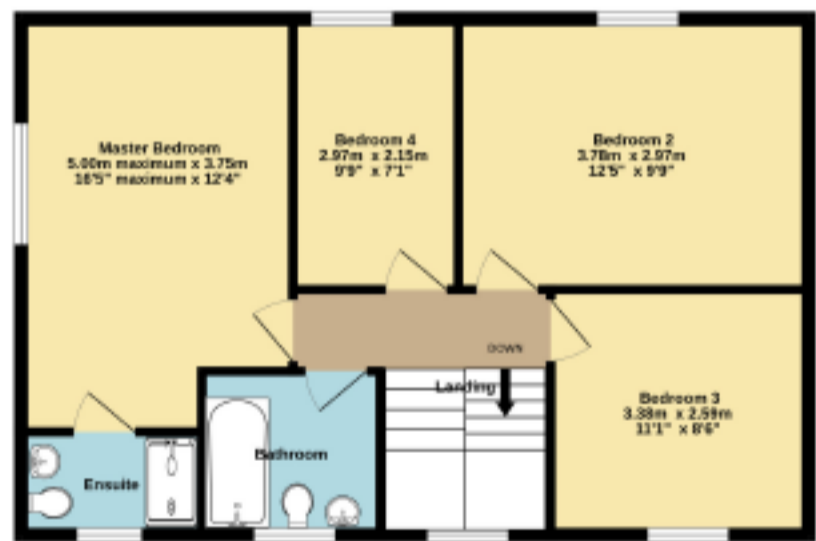
4 LATHAM HALL, CLAY LANE, HALE,  
CHESHIRE, WA15 8TY



Ground Floor  
62.2 sq.m. (670 sq.ft.) approx.



1st Floor  
62.2 sq.m. (670 sq.ft.) approx.



TOTAL FLOOR AREA : 124.3 sq.m. (1338 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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## 4 LATHAM HALL, CLAY LANE HALE



Forming part of a small development constructed in the last few years, No. 4 Latham Hall is a delightfully presented property offering spacious accommodation spread over two floors.

Briefly the gas centrally heated accommodation comprises an entrance hallway with a wc, there is a good sized living room and the centre piece of the ground floor is a fabulous L shaped dining kitchen with laundry room adjacent. At first floor level is a master bedroom with en-suite, three further bedrooms and a family bathroom.

It is truly rare in this part of the world to have a fabulous rural view across adjacent farmland and this combined with the proximity of Hale Barns village creates the best of both worlds.

Hale's fashionable village lies within five to ten minutes drive, as does Altrincham with its busy market town centre and Metro System into Manchester.

The urban motorway network and International Airport are close by and sporting and recreational facilities abound.

Wythenshawe Hospital can be reached by car in just over five minutes.

### DIRECTIONS

From the centre of Hale Barns proceed along Shay Lane, turning left into Clay Lane, continue for approximately half a mile where the Latham Hall Development will be found on the right.

### GROUND FLOOR

HALLWAY 10'6" x 8'10" (3.20 x 2.69)

WC

KITCHEN 21'0" overall x 21'0" overall (6.40 overall x 6.40 overall)

DINING/FAMILY ROOM

LIVING ROOM 15'1" x 11'0" (4.60 x 3.36)

LAUNDRY ROOM 11'10" x 5'5" (3.36 x 1.64)

### FIRST FLOOR & LANDING

MASTER BEDROOM 16'5" max x 12'4" (5 max x 3.75)

EN-SUITE 7'7" x 4'2" (2.31 x 1.27)

BEDROOM TWO 12'5" x 9'9" (3.78 x 2.97)

BEDROOM THREE 11'1" x 8'6" (3.38 x 2.59)

BEDROOM FOUR 9'9" x 7'1" (2.97 x 2.15)

BATHROOM 7'5" x 7'1" (2.27 x 2.16)



### 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		93 A
81-91	B	84 D	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

