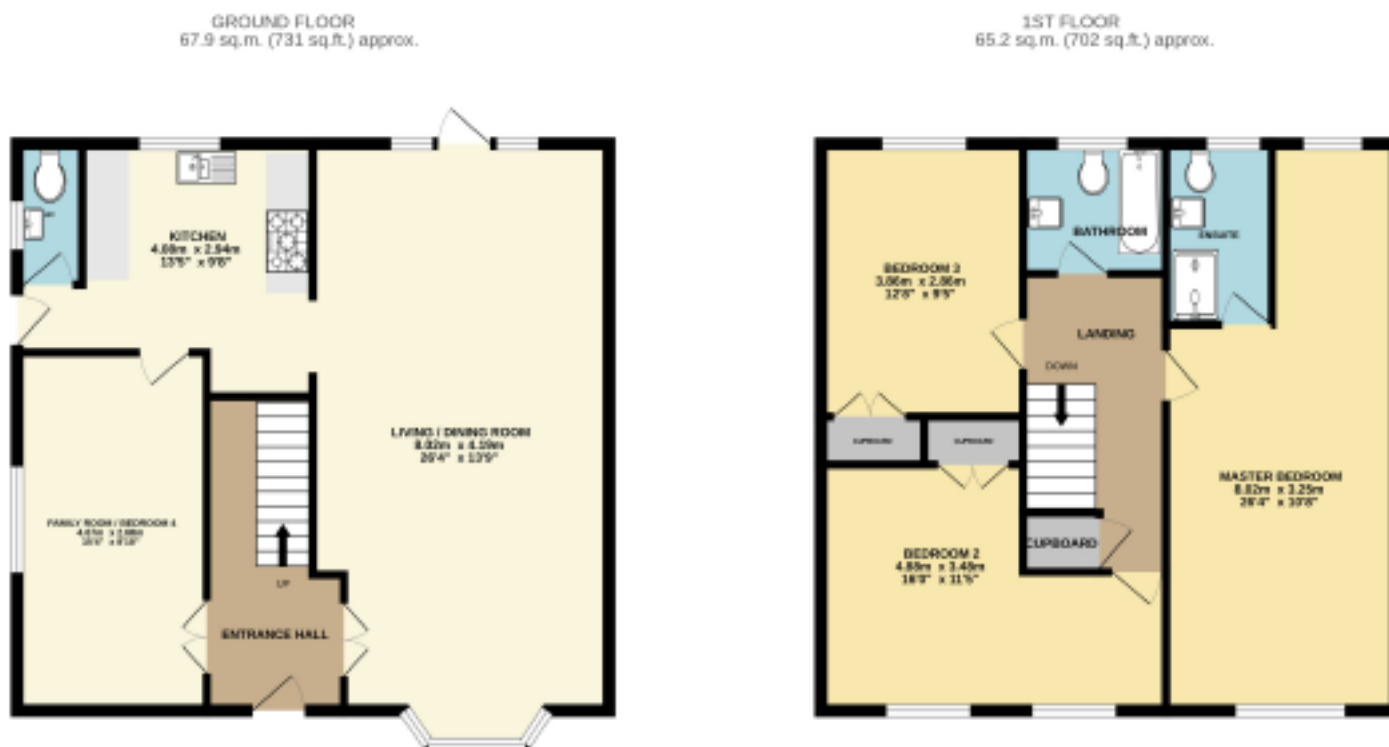




10 COTTESMORE GARDENS HALE BARN, CHESHIRE, WA15 8TS

John N
Hilditch & Co



TOTAL FLOOR AREA: 133.1 sq.m. (1433 sq.ft.) approx.

While 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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10 COTTESMORE GARDENS
HALE BARNs



Set in a truly convenient location within 100 yards of Hale Barns refurbished centre, this family home is well presented, offering spacious accommodation.

Originally constructed as a four bedroom house, our clients have adapted the property into three bedrooms to the first floor and now use the family room as an occasional bedroom four.

The accommodation which is laid out over two floors comprises entrance hall, family room/bedroom four, a good size living/dining room, kitchen and downstairs wc.

At first floor level the master bedroom has an ensuite shower room, there are two further bedrooms and a family bathroom. Externally there is off road parking to the front and to the rear a private and enclosed, westerly facing garden.

Hale Barns’s village sits within a hundred yards with its shops and services and the recently re-modelled Booths Hyper Market. Hale’s fashionable village lies within five/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 again within five to ten minutes drive and sporting and recreational facilities abound.

DIRECTIONS

Proceeding towards Hale Barns from Hale, upon reaching the village centre opposite Booths, turn left into Cottessmore Gardens where the house will be found at the head of the cul de sac on the right.

GROUND FLOOR

- ENTRANCE HALL
- WC
- KITCHEN 13’5” x 9’8” (4.08 x 2.94)
- LIVING/DINING ROOM 26’4” 13’9” (8.02 x 4.19)
- FAMILY ROOM/BEDROOM FOUR 15’4” x 8’10” (4.67 x 2.68)

FIRST FLOOR & LANDING

- MASTER BEDROOM 26’4” x 10’8” (8.02 x 3.25)
- EN-SUITE
- BEDROOM TWO 16’0” x 11’5” (4.88 x3.48)
- BEDROOM THREE 12’8” x 9’5” (3.86 x 2.86)
- 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		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

