



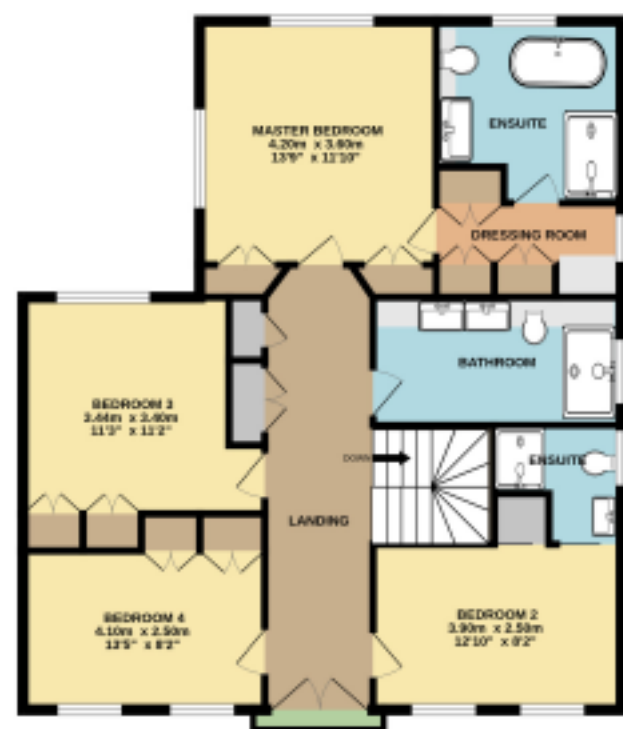
4 ELMSWAY, HALE BARNS
CHESHIRE, WA15 0DZ



Ground Floor
141.6 sq.m. (1525 sq.ft.) approx.



1st Floor
89.9 sq.m. (968 sq.ft.) approx.



TOTAL FLOOR AREA : 231.6 sq.m. (2493 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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4 ELMSWAY HALE BARNS



Occupying a highly convenient location within easy walking distance of Hale Barns, this house offers excellent accommodation extending to just under 2,500 sq.ft. and is presented in first class decorative order.

Briefly the accommodation which is laid out over two floors comprises a generous L shaped reception hall leading to a good size living room, a separate family room and the focal point of the ground floor is a large living kitchen which opens out onto the rear garden.

Completing the ground floor is a snug, a study, a utility room, downstairs wc, and a substantial garage.

At first floor level is a master bedroom with en-suite bathroom and dressing room, there are three further bedrooms one with en-suite plus a family bathroom making three bathroom facilities in all.

Externally the house sits in well proportioned gardens with ample parking to the front of the house and neat well presented gardens to the rear. The house is presented in first class decorative order throughout.

Hale Barns village is approximately five minutes walk and there is easy access for the M56 motorway network and International Airport.

Hale's fashionable village lies five to ten minutes drive and Altrincham with its busy market town centre and Metrolink system is ten minutes away.

DIRECTIONS

From the centre of Hale Barns proceed along Wicker Lane bearing second left at the mini round about into Elmsway where the property will be found on the right.

GROUND FLOOR

ENTRANCE HALL
RECEPTION HALL
WC
CLOAKS
UTILITY ROOM
STUDY 8'2" x 8'2" (2.50 x 2.49)

SNUG 12'10" x 8'6" (3.90 x 2.60)
FAMILY LIVING KITCHEN DINER 24'11" x 16'9" (7.60 x 5.11)
FAMILY ROOM 16'9" x 11'10" (5.11 x 3.60)
LIVING ROOM 22'4" x 12'6" (6.80 x 3.81)

FIRST FLOOR & LANDING

MASTER BEDROOM 13'9" x 11'10" (4.20 x 3.60)
MASTER EN-SUITE
DRESSING ROOM
BEDROOM TWO 12'10" x 8'2" (3.90 x 2.50)
EN-SUITE TWO
BEDROOM THREE 11'3" x 11'2" (3.44 x 3.40)
BEDROOM FOUR 13'5" x 8'2" (4.10 x 2.50)
BATHROOM

EXTERNALLY

GARAGE 16'6" x 15'1" (5.02 x 4.61)

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		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

