



15 BURNSIDE, HALE BARNES,
CHESHIRE, WA15 0SG



Ground Floor
124.9 sq.m. (1344 sq.ft.) approx.



1st Floor
114.9 sq.m. (1237 sq.ft.) approx.



TOTAL FLOOR AREA: 239.8 sq.m. (2581 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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 a guide by any prospective purchaser. The services, systems and apparatus 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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15 BURNSIDE HALE BARNs



This well presented detached family home offers spacious accommodation in excess of 2,500 square feet and is situated in a quiet cul de sac location within a mile of Hale Barns Square.

The accommodation in brief comprises reception hall, lounge, dining room, kitchen/family room and conservatory. Completing the ground floor is a utility room, downstairs wc and integral double garage. To the first floor the principle bedroom has an ensuite bathroom and there are four further bedrooms, one with ensuite and a family bathroom.

FIRST FLOOR & LANDING

- MASTER BEDROOM 23'0" x 17'0" (7.01 x 5.19)
- MASTER EN-SUITE
- BEDROOM TWO 18'5" x 12'10" (5.62 x 3.90)
- EN-SUITE
- BEDROOM THREE 11'5" x 11'2" (3.48 x 3.40)
- BEDROOM FOUR 11'5" x 11'3" (3.48 x 3.42)
- BEDROOM FIVE/STUDY 10'11" x 8'3" (3.32 x 2.52)
- BATHROOM

EXTERNALLY

- DOUBLE GARAGE 18'0" x 17'0" (5.49 x 5.19)



Hale Barns village sits within a mile 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

From the centre of Hale Barns proceed down Hale Road and turn right into Tithebarn Road, turn left into High Elm Road then left into Greengate and left into Marfield then continue straight onto burnside where the property can be found on the left.

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.



GROUND FLOOR

RECEPTION HALL

WC

UTILITY ROOM

KITCHEN/FAMILY ROOM 22'5" x 12'10" (6.82 x 3.90)

DINING ROOM 12'10" x 12'9" (3.90 x 3.88)

LOUNGE 24'3" x 11'4" (7.38 x 3.46)

CONSERVATORY 12'10" x 9'9" (3.90 x 2.98)

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

