



APARTMENT 10, THE GREENS  
HALE ROAD, HALE BARNES  
CHESHIRE, WA15 8TH



109.4 sq.m. (1177 sq.ft.) approx.



**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 109.4 sq.m. (1177 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of views, elevations, 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 not be used to verify any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Hale Barnes, Cheshire, WA15 8TH

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APARTMENT 10, THE GREENS,  
HALE ROAD  
HALE BARNS



Constructed by Hillcrest Homes just over twenty years ago, The Greens is an excellent development of just ten apartments which are well managed and superbly maintained and set within its own grounds behind an electronically gated entrance.

The accommodation which is set at second floor level along with just one other apartment is approached via a communal entrance, which also provides a lift and staircase to each floor. The apartment itself has an L

**SECOND FLOOR**

- RECEPTION HALL
- KITCHEN/DINER 17'9" x 13'9" (5.40 x 4.20)
- LIVING ROOM 17'9" x 12'2" (5.40 x 3.70)
- STUDY 7'10" x 6'7" (2.40 x 2)
- MASTER BEDROOM 16'9" x 12'2" (5.10 x 3.70)
- EN-SUITE
- BEDROOM TWO 11'10" x 11'6" (3.60 x 3.50)
- SHOWER ROOM



shaped entrance hallway, large principal living area and separate dining kitchen. Completing the accommodation is a good sized main bedroom with generous en-suite, second bedroom, separate bathroom and a study. The apartment has the unique benefit of a great size boarded loft. Externally are communal gardens and car parking facilities including two allocated spaces.

The Greens is superbly located within walking distance of Hale Barns and it's shortly to be re-constructed shopping centre. The urban motorway network and International Airport are close at hand. Sporting and recreational facilities abound. Hale's fashionable village lies within five to ten minutes drive, as does Altrincham with its Metro system into Manchester.

**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.



**DIRECTIONS**

From the centre of Hale Barns proceed along Hale Road in the direction of The Marriott. The development is located on the corner of Hale Road and Winmarith Drive.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

