

John N
Hilditch & Co



**9 KNUTSFORD VIEW, HALE BARNES,
CHESHIRE, WA15 8SU**

SITTING CENTRALLY IN THE MIDDLE OF HALE BARNES VILLAGE A
BEAUTIFULLY PRESENTED THREE BEDROOMED THREE STOREY
VICTORIAN TERRACED COTTAGE WITH THE UNDOUBTED BONUS OF
TWO CAR PARKING SPACES AND LARGE PRIVATE GARDENS.

£289,000

162/164 Ashley Road, Hale, Cheshire WA15 9SF
Tel: 0161 929 6363 Fax: 0161 929 6333
Email: sales@jhilditch.com

DESCRIPTION

Beautifully extended and presented by our clients this three storey Victorian cottage style terraced house has the undoubted bonus of two car parking spaces dedicated to the house. Briefly the gas centrally heated accommodation comprises a wide welcoming entrance with informal lounge and staircase complemented by a good sized dining room and kitchen. At first floor level are two bedrooms and a family bathroom with Victorian style suite complete with a standalone ball and claw cast iron bath. At top floor level is a master bedroom with en-suite shower room, whilst externally are the gardens and parking facilities as described.

Hale Barns is characterised by predominantly 1960's houses and this particular row of terraced cottages stands out as one of the most aesthetically pleasing row of its type. Amenities lie close at hand that serve the area including the urban motorway network and International Airport. Hale Barns village with its soon to be developed precinct lies close at hand. Hale's fashionable village lies within five minutes drive with its range of shops and services and Altrincham with its busy market town centre and Metrolink services into Manchester lies close at hand. Schools for all ages serve the area, the Bollin Valley and Green Belt are on the doorstep.

DIRECTIONS

Knutsford View will be found to the rear of Key Ways in the centre of Hale Barns village.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

OPEN PLAN LIVING AREA

Lounge Section 4.95 x 4.16 (16'2" x 13'8")

with an attractive solid wood staircase leading to the first and second floors. The focal point of the room is a recessed hole in the wall fireplace feature with tiled inset incorporating an Aga log burning stove with solid timber mantle set within the original chimney breast. Picture window overlooking the front garden with stained glass and leaded light inset and fitted window seat. Attractive solid oak floor covering running throughout the lounge and dining area. Double leaf radiator. Moulded ceiling cornicing. Central ceiling rose. Wall light point. Rectangular archway with solid beam leading to a dining room.

DINING ROOM 4.27 X 4.03 (14'0" X 13'2")

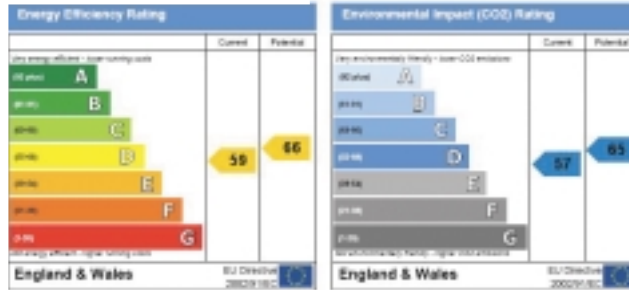
with a range of built-in display shelving. Double leaf radiator. Window overlooking the rear courtyard.

KITCHEN 4.16 X 2.4 (13'8" X 6'8")

fitted with a range of farmhouse type units comprising single bowl circular stainless steel sink unit with a range of base cupboards, drawers, matching eye level cupboards and polished timber work surfaces. Built-in Baumatic stainless steel oven, four ring stainless steel oven, four ring stainless steel hob with matching canopy. Plumbing and space for dishwasher. Plumbing for washing machine. Wall mounted gas fired central heating boiler. Single radiator. Attractive rustic tiled floor. Courtesy door to rear courtyard. Recessed downlighters and ceiling beams.

Staircase from front living area to first floor and landing.

Address: 9, Knutsford View, Hale Barns, BLTINGHAM, WA15 9SF
 FRN: 0478-2676-4368-9099-3335



FLOOR PLANS

Not to Scale. For Illustration purposes only.

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