



HALE ROAD, HALE BARN, WA15
£3,500 per month*

Carter Jonas

HALE ROAD, HALE BARNS, ALTRINCHAM, GREATER MANCHESTER, WA15 8XT

A detached five bedroom property with parking and gardens situated in Altrincham.

- Five Bedrooms
- 3 Reception Rooms
- 3 Bathrooms
- Kitchen
- Off Road Parking
- Garage
- Gardens
- Unfurnished

THE PROPERTY

Accommodation comprising entrance hall, downstairs cloakroom, reception room, dining room, kitchen, conservatory, utility room leading to further reception room and garage.

To the first floor are four bedrooms, ensuite shower room and separate family bathroom. To the top room is a loft room with restricted head height and further bathroom.

Externally there is a gated access leading to driveway with off road parking. Two garage and rear garden.

Available for a 12 month tenancy unfurnished from early April 2025.

Flood Risk Zone 1. Mains gas, water, electricity and water are connected to the property.

EPC - C Council Tax. Band G - Please see Trafford Council's website for current costs.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

At a rent of £3,500 per calendar month

Holding deposit of 1 week's rent £715.00

Security deposit of 5 weeks rent £3,576.00



ADDITIONAL INFORMATION

| | |
|-----------------|---------------------------------------|
| Offers | Available for a 12 month term |
| Viewing | Strictly by appointment |
| Local Authority | Trafford Council - Council Tax Band G |



Hale Road, Hale Barns, Altrincham, WA15

Approximate Area = 2611 sq ft / 242.5 sq m

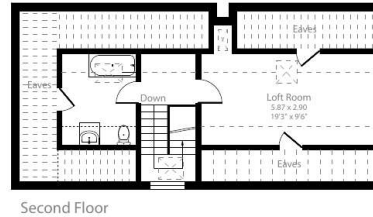
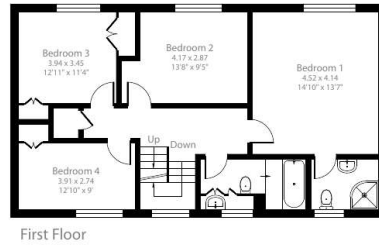
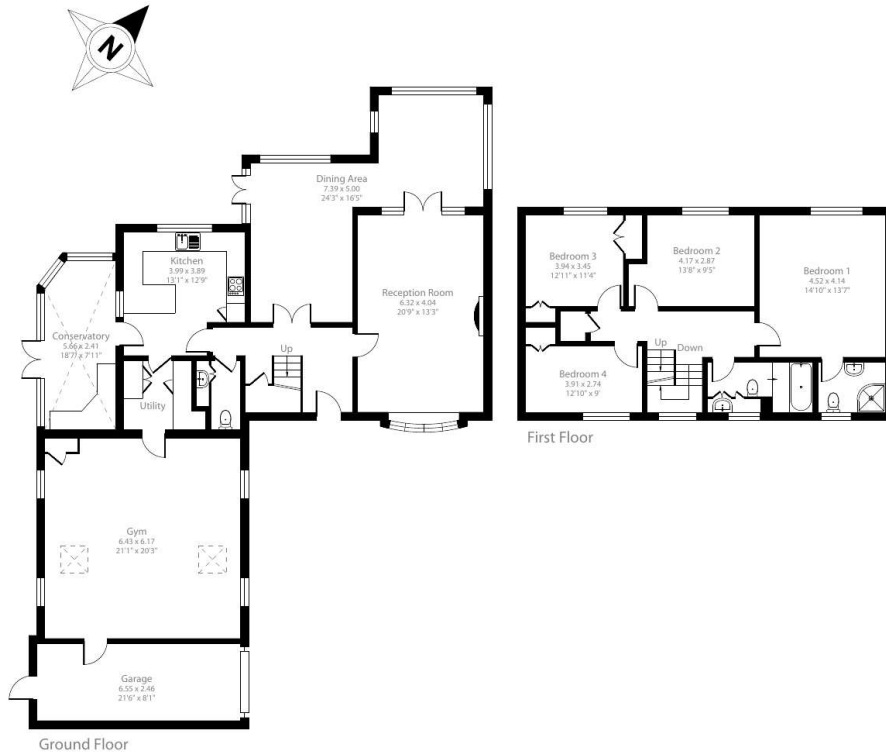
Limited Use Area(s) = 456 sq ft / 42.3 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 3242 sq ft / 301 sq m

For identification only - Not to scale

Denotes restricted
head height



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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Classification L2 - Business Data

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Property
Measurer

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