



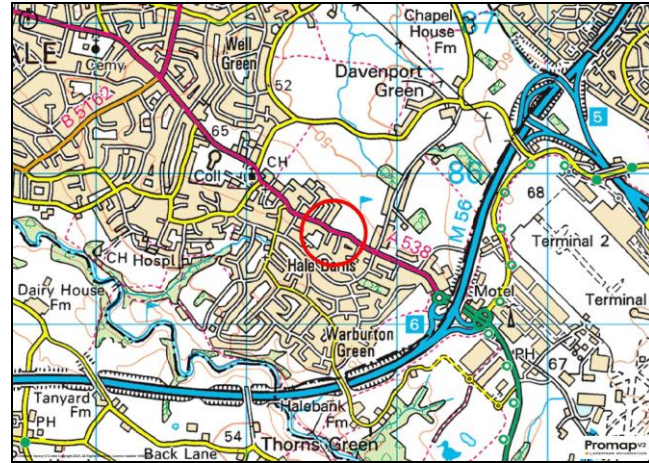
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INDEPENDENT ESTATE AGENTS

location

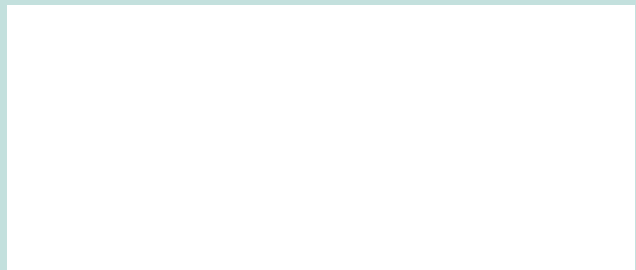


From Watersons Office in Hale proceed along Ashley Road in the direction of the station turning right just before the station into Victoria Road. At the end of Victoria Road turn right onto Hale Road. Continue for some distance arriving at Hale Barns Village. Continue through the Village and the property will be found on the right hand side, on the corner of Hale Road and The Drive.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



WATERSONS

INDEPENDENT ESTATE AGENTS

416 Hale Road Hale Barns, Altrincham, Cheshire, WA15 8TF



A BEAUTIFULLY REMODELLED DETACHED FAMILY HOME WITH A SOUTH FACING GARDEN AND WITHIN WALKING DISTANCE OF HALE BARNES VILLAGE. 2500sqft.

Porch. Hall. WC. Two Receptions. Stunning 600sqft Live In Dining Kitchen. Utility. Five Double Bedrooms. Three Baths/Showers. Two Driveways. Double Garage to rear. NO CHAIN!

“ A stunning home, offered for sale with no chain! ”

Offers Over: £900,000

in detail



A superbly presented, substantially remodelled Detached family home standing on a good sized corner Garden plot enjoying a South facing aspect, with Parking to the front and rear, in addition to a Double Garage and having fantastic family Living Space arranged over Two Floors, extending to approximately 2538 square feet, including the Garage.

The location is ideal within a few minutes' walk of Hale Barns Village Centre with Booths Supermarket and Costa Coffee, Shay Lane and Wicker Lane Synagogues, Holy Angels Roman Catholic Church and Elmridge School all on the doorstep, and Hale Village with its fashionable shops, eateries and bars and Altrincham Centre, its facilities, the popular Market Quarter and the Metrolink are also close by. In addition, there is easy access to the M56/M6 motorway networks to Manchester, Manchester Airport and serving the region and Wilmslow Centre only a 10 minute drive.



The property provides the perfect balance of Family Living Space with Two Reception Rooms to the Ground Floor, in addition to a magnificent 600 square foot Open Plan Family Living Room and Dining Kitchen with two sets of bi-fold doors onto the Gardens and has Five Double Bedrooms to the First Floor served by Three Bath/Shower Rooms, with Two En Suite facilities to Principal and Guest Bedrooms.

The property is appointed to a superb specification throughout with high quality Kitchen and bathroom fittings, double glazed windows, custom design radiators and extensive LED lighting

The excellent family accommodation is complemented by a lovely, mature Garden plot and with the rear Garden enjoying a South facing aspect.

This beautifully presented home is offered for for sale with no chain!

Comprising:
Covered Porch to panelled and glazed Entrance door to the Hall with real wood flooring and panelled doors to the Ground Floor Accommodation, including double doors into the Family Living Room and Dining Kitchen.

Ground Floor WC fitted with a white suite and chrome fittings.

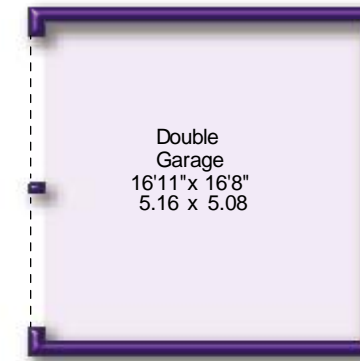
Lounge with a deep bay window to the front and two further windows to the side flanking a limestone finish fireplace surround with inset cast iron living flame fire.

Playroom, also ideal as a Home Office with bay window to the front.

600 square foot Open Plan Family Living Room and Dining Kitchen with a continuation of the real wood flooring throughout and featuring two sets of wide bi-fold doors giving access to and enjoying aspects of the Gardens. Exposed brick wall feature. Two inset windows to the Living Area with a freestanding solid fuel wood burning stove fireplace.

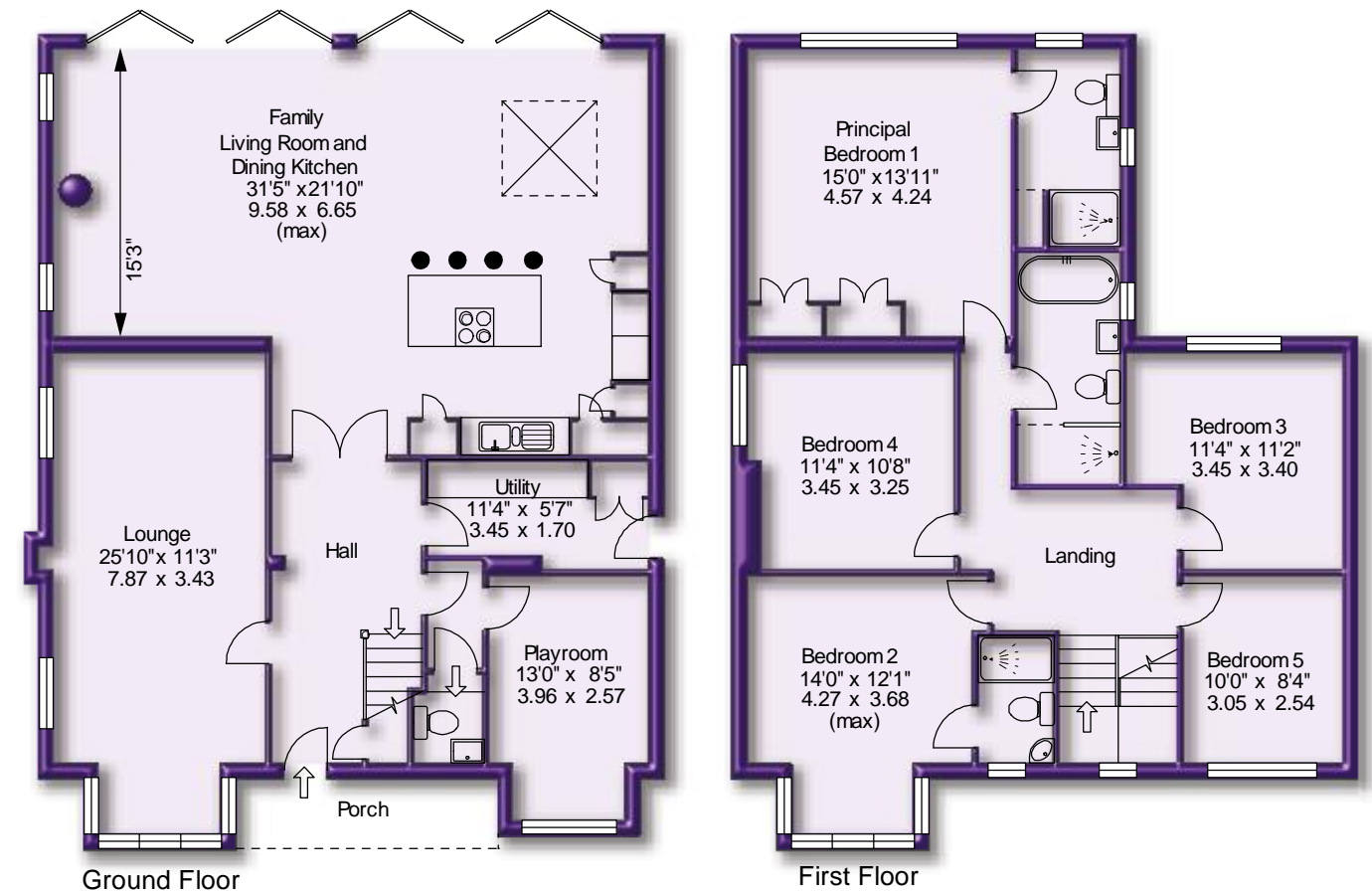
To the Dining Area there is an atrium skylight window, and the Breakfast Kitchen Area is fitted with a range of traditional shaker style units with Silestone worktops over arranged around a central Island unit incorporating a breakfast bar. Integrated appliances by Siemens and Bosch include stainless steel double ovens, microwave oven, four ring induction hob, integrated fridge, freezer and dishwasher units.

Utility Room with a door leading outside and fitted with high gloss units with worktop over. Space for a washing machine. Cupboard housing the comprehensive gas fired central heating and hot water system, with an additional pump providing high water pressure for baths and showers.



Approx Gross Floor Area = 2538 Sq. Feet
(inc. Garage) = 235.7 Sq. Metres

Approx Gross Floor Area = 2257 Sq. Feet
(exc. Garage) = 209.22 Sq. Metres



in detail



in detail

First Floor Landing with a window at Half Landing Level and with panelled doors to the Bedroom Accommodation. Loft access point.

Principal Bedroom One is a superbly proportioned room with a window enjoying a Garden aspect. Custom built wardrobes and served by the:

En Suite Shower Room fitted with a white suite with contemporary black fittings, providing a double shower area with 'drench' shower head, vanity unit wash hand basin and WC. Windows to the side and rear. Underfloor heating. Heated towel rail.



Guest Bedroom Two with a deep bay window to the front enjoying an aspect towards Ringway Golf Course. This Bedroom is served by the:

En Suite Shower Room fitted with a double width shower area with 'drench' shower head, glass wash hand basin and WC. Window to the front.



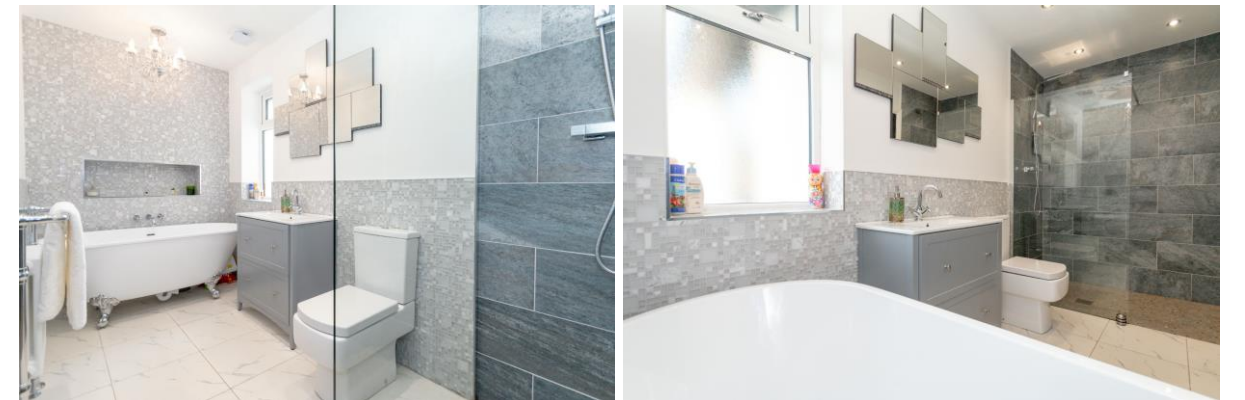
Bedroom Three having a window looking towards the rear Garden.

Bedroom Four with a window to the side.

Bedroom Five with a window enjoying an aspect towards Ringway Golf Course to the front.



The Bedrooms are further served by the beautifully appointed Family Bathroom featuring a freestanding claw foot tub bath, wash hand basin on a vanity unit, WC and large open shower area with 'drench' shower fitting. Heated towel radiator. Underfloor heating. Window to the side.



Externally, to the front of the property there is an 'In and Out' Driveway providing good off street Parking and enclosed with laurel and beech hedging. There is a further Gated Driveway positioned to the rear of the house, accessed via The Drive which provides additional off street Parking and leads to the Detached Double Garage.

The Gardens of the property are a delightful feature with the rear enjoying a directly South facing therefore sunny aspect and with the elevated nature of the house providing delightful aspects from the Living Areas and Bedrooms across the Garden.

There is a large, decked sitting area enclosed with glass and stainless steel balustrade, accessed via the bi-fold doors from the Family Living Room and Dining Kitchen. Beyond, the Garden is laid to a large expanse of lawn with deep mature borders stocked with shrubs, bushes and plants and enclosed with tall, mature beech hedging.

This delightful Garden setting completes a first class, high specification family home, offered for sale with no chain!