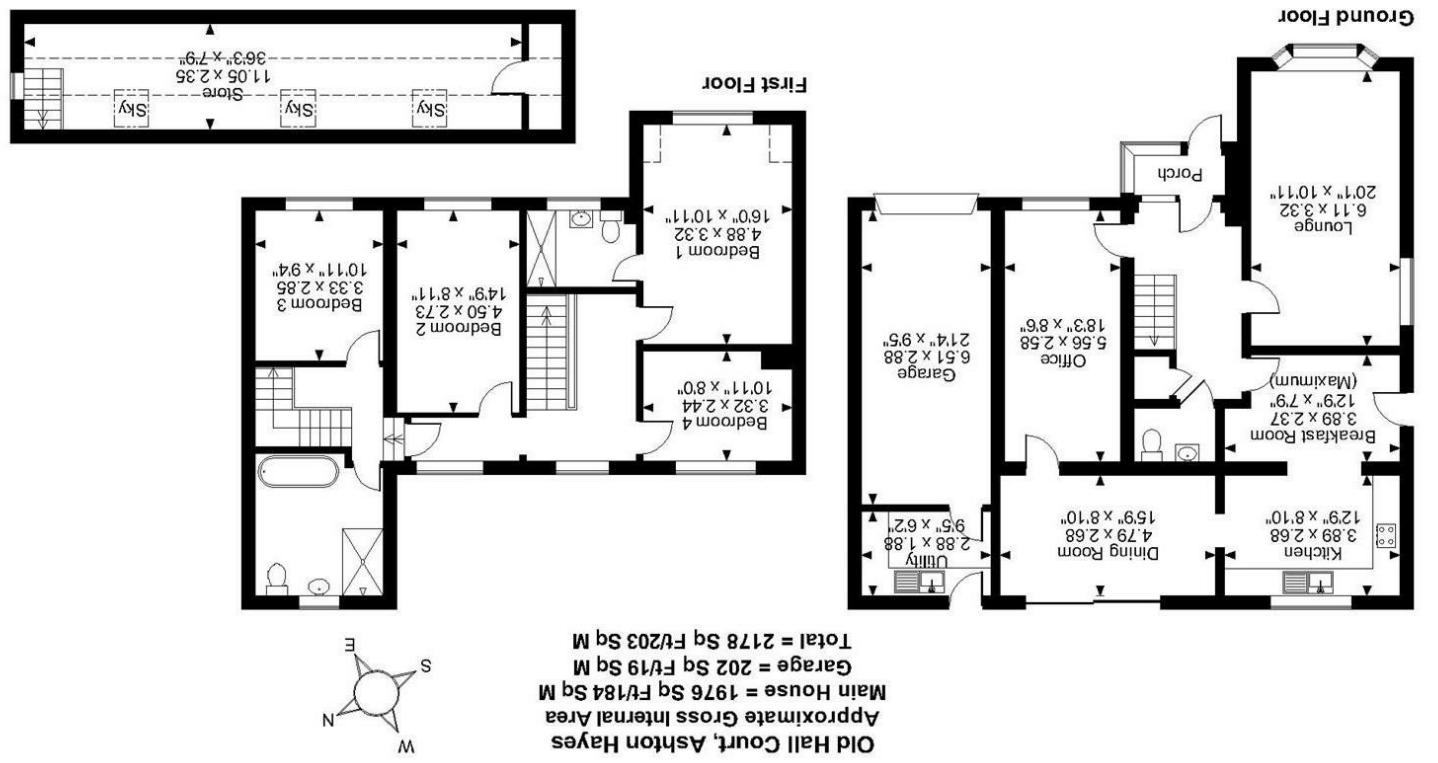


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

The position & size of doors, windows, staircases and other features are approximate only. Denotes restricted head height. Unauthorised reproduction prohibited. Drawing ref: dig/8594156/NGS

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**



| England & Wales                             |           |
|---|-----------|
| EU Directive 2002/91/EC                     |           |
| Very energy efficient - lower running costs | A (81-91) |
| Energy efficient - lower running costs      | B (69-80) |
| Decent                                      | C (55-68) |
| Below average                               | D (39-54) |
| Average                                     | E (21-38) |
| Below average                               | F (1-20)  |
| Not energy efficient - higher running costs | G         |
| Current                                     | 70        |
| Potential                                   | 78        |



2 Old Hall Court  
 Ashton Hayes  
 Cheshire  
 CH3 8BS

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- 2
- 4

Asking Price  
 £550,000



Situated in a sought after village location in a peaceful cul-de-sac this outstanding detached property offers over 2000 sq ft of space. On entering the property you are welcomed by a spacious central hallway with mosaic parquet flooring, this continues through into dual aspect lounge which is flooded with natural light and has a central fireplace, behind this is the breakfast room which is perfectly positioned open-plan into the kitchen, which is fitted with a range of Oak Shaker style units offering a wide range of storage options and complemented by granite worktops and a range of integrated appliances. Adjacent to the kitchen is an excellent size dining/ family room which has sliding patio doors that provide views of the rear garden and lead out onto the paved terrace. In addition there is a further reception room which currently has a dual use as both home office and media room. A downstairs cloakroom and utility room complete the ground floor accommodation.

To the first floor; a spacious galleried landing leads to four superb size bedrooms, the master having an en suite bathroom and a further excellent size family bathroom which has been recently remodelled to include a free standing bath and walk-in shower cubicle. A staircase leads to the substantial vaulted loft space which extends to 36ft and has Velux windows.

The property enjoys a delightful corner plot, to the front and size are lawn gardens which are walled to the boundary and complemented by a variety of shrubs and a mature tree. An extensive driveway provides parking for several cars and leads to the integrated garage which can also be accessed from inside the property. To the rear is a private garden that is fenced to all boundaries and has a lawn area which is met by well stoked flower beds and a raised paved terrace, perfectly located for outdoor dining and entertaining.

### Property Information

Tenure: Freehold

Services: All mains services

Heating: Gas

Council Tax Band: F

Broadband: Yes

Mobile Signal: Yes

Parking: Driveway & Garage

Rights or Restrictions: No

