



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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13 Rivershill Gardens

Hale Barns, Altrincham, WA15 0AZ



£930,000

www.watersons.net

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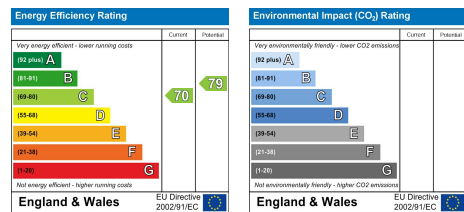


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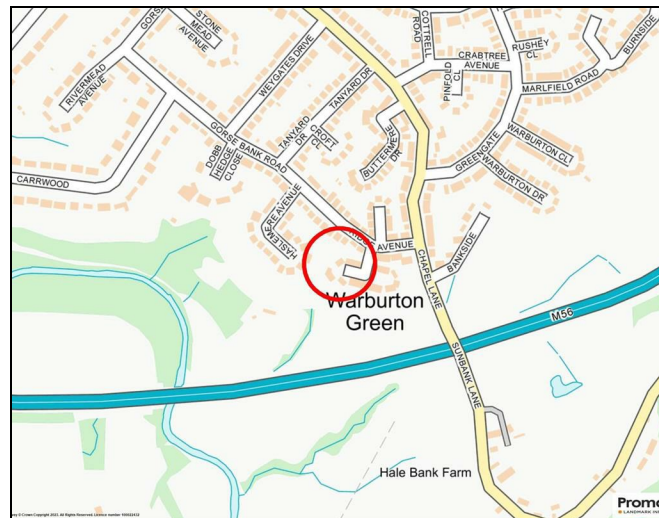


energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



From Watersons Hale Office, proceed along Ashley Road, in the direction of St Peters Church, taking the fifth left turning opposite the former Bleeding Wolf Pub into Park Road. Continue along Park Road, past the shops on the right and the road becomes Arthog Road. Continue along Arthog Road following the road to the right and to the left into Bankhall Lane. At the Triangle, turn right into Broad Lane and follow the road to the left where it becomes Hawley Lane. Continue along Hawley Lane to the mini roundabout and turn right into Chapel Lane. Turn right again at the T junction in to the continuation of Chapel



overview

A SUNSTANTIALLY UPDATED AND IMPROVED DETACHED FAMILY HOME AT THE HEAD OF A POPULAR CUL-DE-SAC AND STANDING ON A DECEPTIVELY GOOD SIZED GARDEN PLOT. 2684SQFT

Hall. Two Reception Rooms. 650sqft Family Living Room and Dining Kitchen. Utility. WC. Five Double Bedrooms. Three Bath/Shower Rooms. Driveway. Garage. Gardens.



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.

in detail

A substantially updated and improved traditional double fronted Detached family home positioned at the head of this cul-de-sac just off Gorsebank Road in Hale Barns and standing on a deceptively good sized, wide Garden plot.

The location is ideal, within easy reach of Hale Barns Village Centre with Booths Supermarket, Costa Coffee, Shay Lane and Wicker Lane Synagogues and Holy Angels Roman Catholic Church in addition to excellent Schools. The M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are nearby.

The property has been extended to provide family accommodation arranged over Two Floors, extending to approximately 2500 square feet providing Two Reception Rooms to the Ground Floor, in addition to the magnificent 650 square foot Open Plan Family Living Room and Dining Kitchen, with windows and bi-folding doors onto the gardens and Utility Room off.

To the First Floor are Five excellent Double Bedrooms served by Three stylishly appointed Bath/Shower Rooms, including a Principal Bedroom Suite of Bedroom, Walk in Wardrobe and En Suite Bathroom.

Externally, a Driveway provides ample off-street Parking and leads to the large Integral Garage with extensive storage space.

The Garden to the rear is ripe for landscaping with lawned areas that returns across the back and down the side of the house with scope to create patio or decked sitting areas to maximise the movement of the sun throughout the day.

A wonderful family home offering excellent value for the space on offer.

Comprising:

Entrance Porch. Hall with staircase to the First Floor. Ground Floor WC.

Lounge with a window to the front.

Study/Gym with a window to the front.

Open Plan from the Hall to the 650 square foot Open Plan Family Room and Dining Kitchen, with polished tiled flooring throughout which continues from the hall, and having windows and bi-folding doors enjoying aspects of and giving access to the gardens.

The Kitchen Area is fitted with an extensive range of white laminate fronted units arranged around a central island unit, incorporating a breakfast bar. Integrated or freestanding appliances. Double doors conceal access to a Utility Room with outside access and handy laundry chute from the principal bedroom.

First Floor Landing with pull down ladder to large, boarded Loft space.

Principal Bedroom One with window to the front and served by a Walk-in Wardrobe and a stylishly appointed full En Suite Bathroom. Laundry chute into the Utility Room.

Bedroom Two overlooks the rear garden with an En Suite Shower Room.

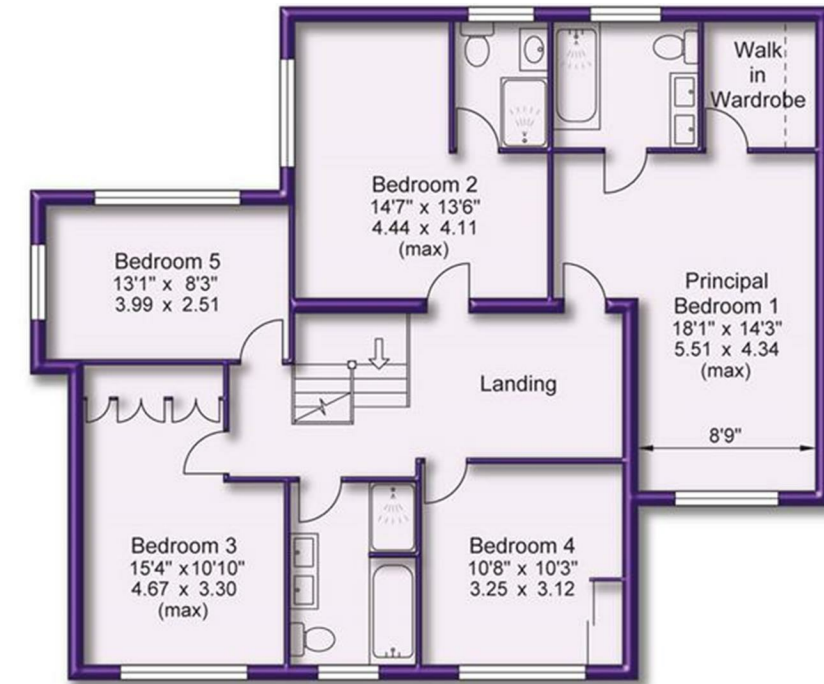
Bedrooms Three, Four and Five are all Double Rooms and are served by the refitted Family Bathroom with full bath and separate shower.

Externally, a Driveway provides ample off-street Parking and leads to the large Integral Garage with extensive storage space.

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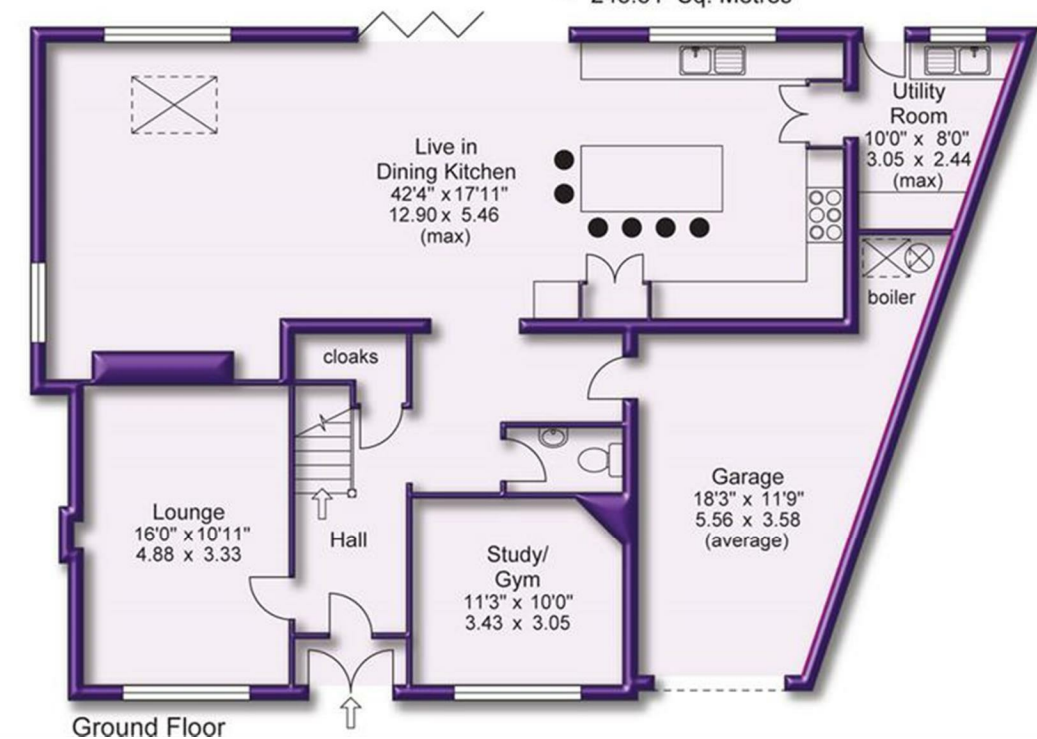
An excellent family sized home.

- Freehold
- Council Tax Band F



First Floor

Approx Gross Floor Area = 2684 Sq. Feet
= 248.81 Sq. Metres



Ground Floor