



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 3 Ashmeade

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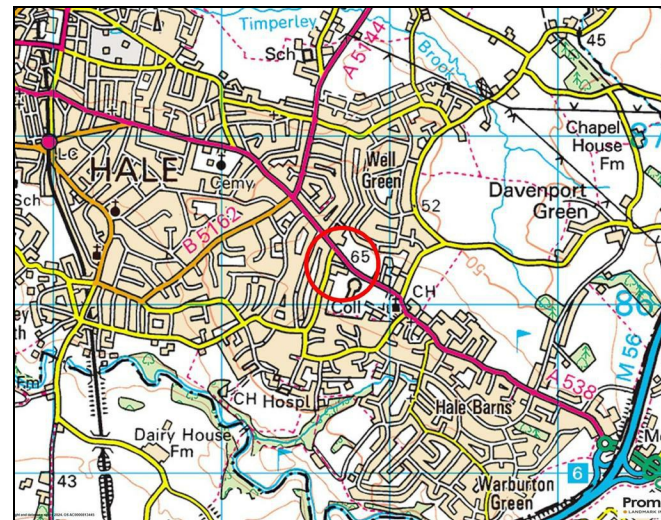
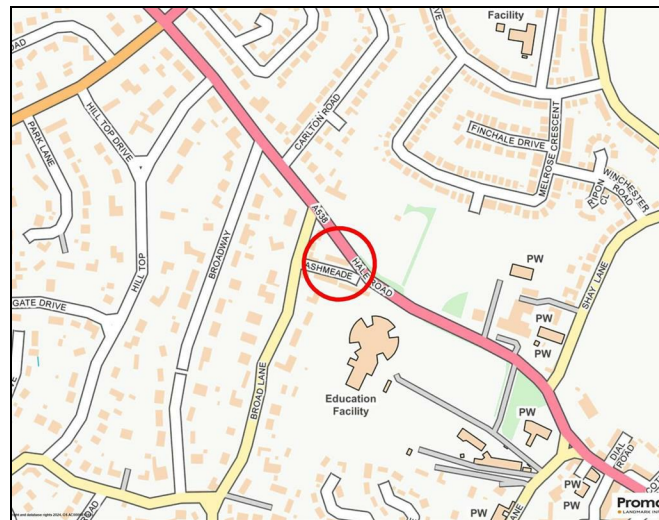
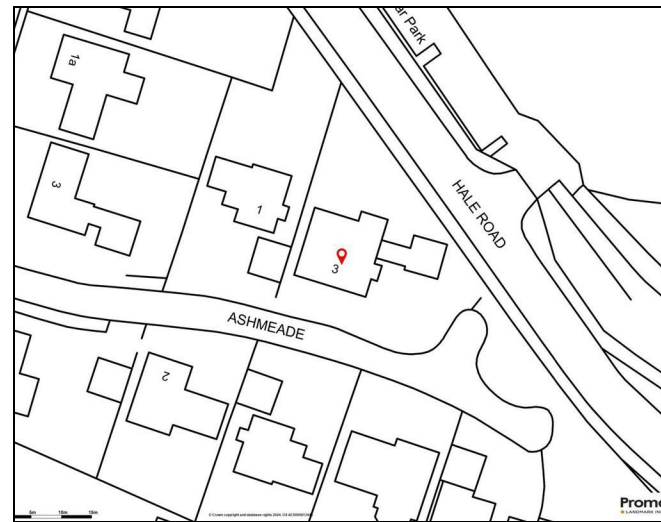


## energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Worse	Very environmentally friendly - lower CO <sub>2</sub> emissions	Worse
92-100 A		10-15 A	
81-91 B		16-20 B	
69-80 C		21-25 C	
55-68 D		26-30 D	
44-54 E		31-35 E	
35-43 F		36-40 F	
2-34 G		41-45 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales EU Directive 2002/91/EC



# overview

A SUPERBLY PROPORTIONED AND EXTENDED DETACHED FAMILY HOME IN A DESIRABLE LOCATION JUST OFF BROAD LANE, WITHIN WALKING DISTANCE OF HALE BARNES CENTRE. 3616sqft

Porch. WC. Lounge. Family Room. Home Study. 425sqft Living and Dining Room. 360sqft Breakfast Kitchen. Utility. Six Double Bedrooms. Four Bath/Shower Rooms. Driveway. Double Garage. Gardens to three sides.



# in detail

An attractively designed and extended Detached family home built of reclaimed Cheshire brick and enjoying an enormously desirable location just off Broad Lane in Hale and as such within walking distance of Hale Barns Centre, Shay Lane and Wicker Lane Synagogues and Holy Angels Roman Catholic Church, in addition to excellent Schools and within reasonable reach of Hale Village with its range of fashionable shops, restaurants and bars.

In addition, there is easy access to the M56/M6 motorway networks serving the region and providing access to Manchester and Manchester Airport.

The property offers fantastic family accommodation arranged over Three Floors extending to approximately 3600 square feet including a Double Garage and whilst the layout is designed to meet the needs of the modern family.

The accommodation provides a Lounge, Family Room and Study to the Ground Floor in addition to a 425 square foot Open Plan Family Living space that opens into the Breakfast Kitchen with Utility Room off.

Over the Two Upper Floors are Six Double Bedrooms served by Four Bath/Shower Rooms, including En Suites and 'Jack and Jill' facilities.

The Top Floor Bedroom enjoys the unusual feature of a roof terrace.

Externally, a Driveway leads to the Detached Double Garage and the Gardens are laid to the front, side and rear, with the rear having been attractively landscaped.

There is a substantial lawned Garden area to the right hand side of the Garage which could be incorporated further into the useable Garden space.

A fantastic family home in a great location.

Comprising:

Covered Porch. Spacious Hall with staircase to the First Floor. Ground Floor WC.

Lounge with window to the front and fireplace feature and doors lead through to the Open Plan Living space.

Family Room approached via double doors from the Hall with bay window overlooking the side garden areas.

Home Study with built in desking and window to the front.

425 square foot Open Plan Living space with part vaulted and glazed roof and French doors and windows to the full width of the room giving access to and enjoying an aspect of the gardens. This room is Open Plan in design to the:

360 square foot Breakfast Kitchen with part vaulted ceiling and French doors onto the gardens. The Kitchen is fitted with a range of units with granite worktops and breakfast bar and integrated oven, hob, extractor fan, fridge, freezer and dishwasher.

Useful Utility Room with outside access.

First Floor Landing with a secondary staircase leading to the Second Floor.

Principal Bedroom One with Dressing Area with built in wardrobes and served by an En Suite Shower Room.

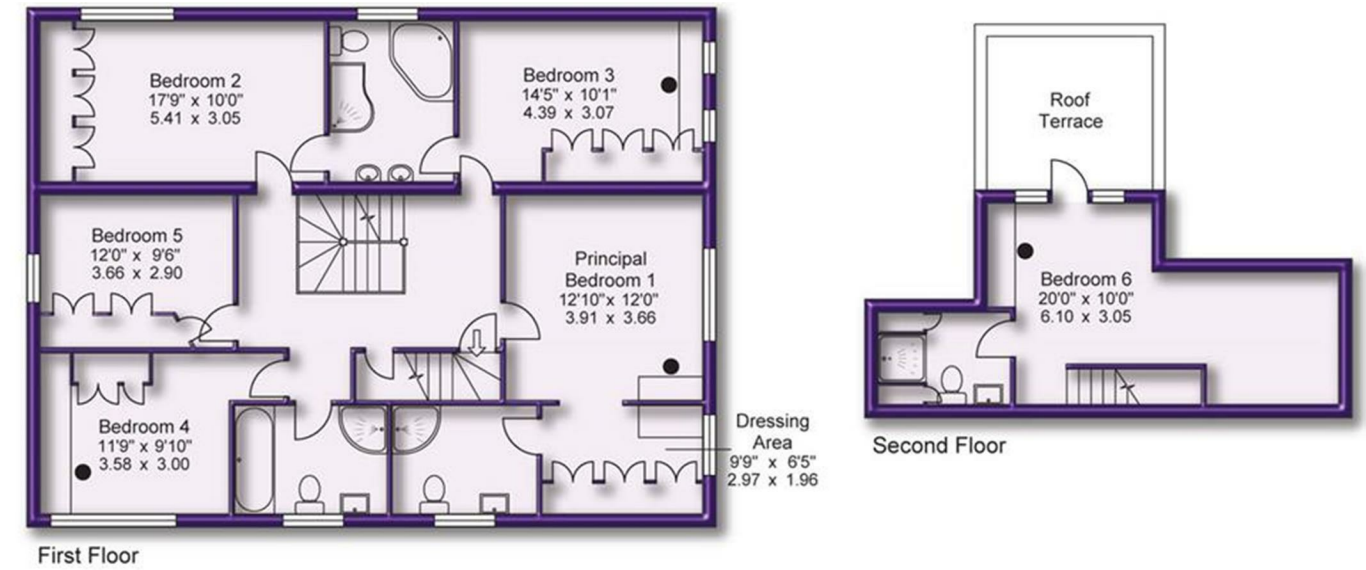
Bedrooms Two and Three both have built in wardrobes and share a Jack and Jill En Suite Bathroom with full bath and separate shower.

Bedrooms Four and Five are further Double Rooms with built in wardrobes and served by the Family Bathroom with full bath and separate shower.

Second Floor Landing leading to Double Bedroom Six located under the eaves of the property with French doors onto the roof Terrace and served by an En Suite Shower Room.

A fantastic home, offering excellent value for money for the family accommodation on offer.

- Freehold
- Council Tax Band G



Approx Gross Floor Area = 3640 Sq. Feet  
(inc. Garage) = 338.1 Sq. Metres  
Approx Gross Floor Area = 3305 Sq. Feet  
(exc. Garage) = 307.0 Sq. Metres

