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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

131 Chapel Lane

Hale Barns, Altrincham, Cheshire, WA15 0SW



£825,000

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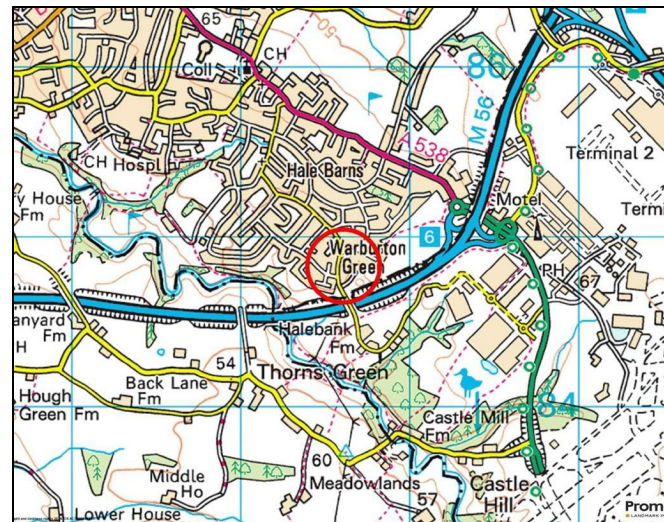
INDEPENDENT ESTATE AGENTS



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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-101) A		(82-91) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(19-34) E	
(21-38) F		(11-18) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Overview

A SUPERB DETACHED FAMILY HOME STANDING ON A LOVELY MATURE GARDEN PLOT IN A POPULAR LOCATION CLOSE TO ELMRIDGE SCHOOL AND HALE BARNES CENTRE. 1486SQFT

Porch. Hall. Lounge. Dining Room. Family Room. Kitchen. GFWC. Three Double Bedrooms. Bedrooms. Bathroom. Driveway. Garage



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 wonderful opportunity to acquire this well presented Detached family home, ready to move in to, yet at the same time offering excellent potential to extend, improve or remodel altogether, standing on a mature well screened Garden plot on this desirable road in Hale Barns.

The location is ideal, within walking distance of Hale Barns Square with Booths Supermarket and Costa Coffee, Shay Lane and Wicker Lane Synagogues and Holy Angels Roman Catholic Church, in addition to excellent Schools including Elmridge Primary School. The M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are also nearby.

The accommodation extends to some 1500 square feet providing a Hall, WC, Lounge, Dining Room, Family Room and Kitchen to the Ground Floor and there are Three Double Bedrooms and a Family Bathroom to the First Floor.

Externally, there is a Driveway providing off road Parking, returning in front of an Attached Garage and to the rear, well maintained lawned Gardens enjoying a high degree of privacy. The Garden is south east facing and therefore enjoys a sunny aspect.

This property is offered for sale with no chain.

Comprising:

Porch. Entrance Hall with doors providing access to the Ground Floor Living Accommodation and staircase to the first floor.

Lounge with windows and French doors to the Rear Garden.

Dining Room with bay window to the front elevation.

Family Room/Playroom/Study with a window to the front.

Kitchen fitted with a range of white timber fronted units with worktops over. Integrated double oven, hob, extractor, microwave, fridge freezer and dishwasher. Window enjoying a garden aspect. Door to a rear lobby leading outside and with a Ground Floor WC off.

To the First Floor Landing there is access to Three excellent Double Bedrooms and the Family Bathroom.

Bedroom One with a wide window to the front.

Bedroom Two with window to the front elevation.

Bedroom Three with window to the rear elevation. Built in wardrobe.

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a bath with shower over, wash hand basin and WC. Opaque window to the rear elevation. Part tiled walls.

Externally, there is a block paved Driveway providing off road Parking and returning in front of the Integral Garage and there is mature screening from the road.

To the rear, there path and patio area adjacent to the back of the house accessed via the Lounge. Beyond, the Garden is of an excellent sized, laid to and expanse of lawn, lawn with well stocked borders with a variety of plants, shrubs and trees providing excellent screening and a high degree of privacy. The Garden is south east facing therefore enjoys a sunny aspect.

Ready to move in to but offering excellent additional potential.

- Freehold
- Council Tax Band F

