



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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76 Chapel Lane

Hale Barns, Altrincham, WA15 0BH



£1,850,000

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HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

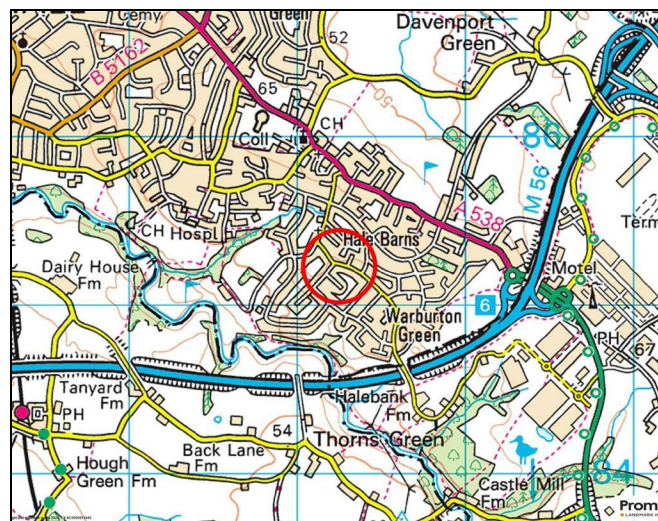
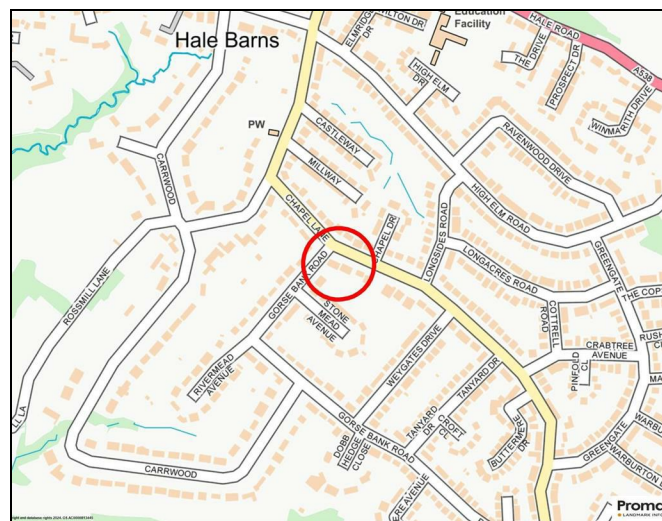
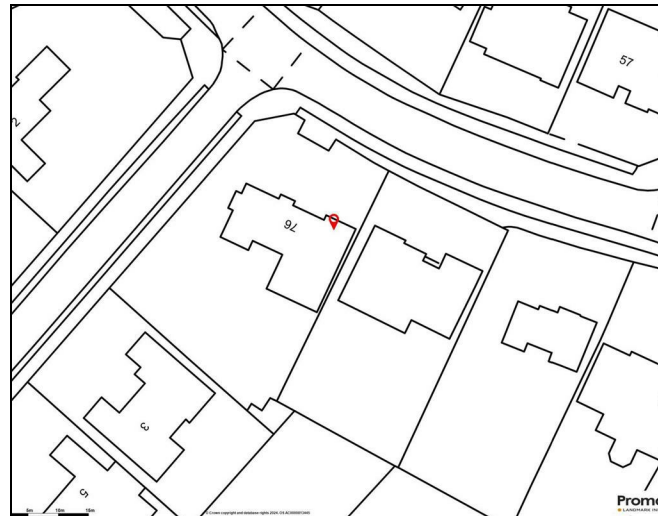
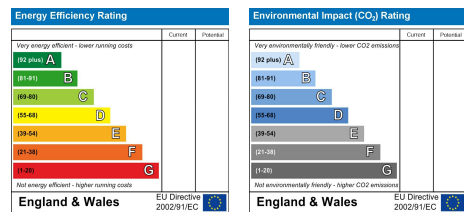


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energy efficiency

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



overview

A SUPERBLY APPOINTED AND BEAUTIFULLY PRESENTED, EXTENDED DETACHED FAMILY HOME STANDING ON A SUPERB 0.33 ACRE PLOT, LOCATED IN A DESIRABLE NEIGHBOURHOOD CLOSE TO HALE BARNES CENTRE. 4195sqft.

400sqft Hall. WC. 400sqft Living Room. Family Room. 400 sqft Live In Dining Kitchen. Utility. WC. Five Double Bedrooms. Four Bath/Shower Rooms. Gated Driveway. Double, Garage. Stunning Gardens. Garden Room.



in detail

A superbly appointed and presented, double fronted Detached family home which has been extended and improved and stands on a mature corner Garden plot extending to approximately 0.33 of an acre.

The property is well screened from the road by wall of tall hedging, set behind a gated entrance and offers family accommodation extending to approximately 4200 square feet over Two Floors.

The property is located in this desirable position on the corner of Chapel Lane and Gorsebank Road, within walking distance of Elmridge Primary School, Hale Barns Centre with its convenience shops, Asda and Costa Coffee, and with easy access to the M56/M6 motorway networks and Manchester Airport. In addition, the property is within walking distance of the Synagogue on Shay Lane and Wicker Lane and Holy Angels RC Church.

The plot is really a truly wonderful feature, with extensive Parking to the front leading to the Integral Double Garage and the Gardens wrap around the side and rear of the property with a large expanse of lawn, deep mature evergreen borders and tall hedging providing superb screening and privacy.

There are large, paved sitting and patio areas and the Garden also incorporates a useful Garden Room.

The family accommodation is perfectly balanced with the Ground Floor arranged around a magnificent 400 square foot Hall with staircase feature rising to the Upper Floors and Ground Floor WC off.

There is a superb 400 square foot through Living Room with bay windows to the front and rear and French doors onto the garden. Inglenook fireplace feature.

A further Family Room with bay window to the front is ideal for day to day informal family living.

The principal focal point of the property is the impressive 400 square foot extended Live In Dining Kitchen with three sets of sliding patio doors giving access and enjoying a wonderful aspects of the gardens and has two large atrium skylight windows inset into the ceiling. There is tiled flooring throughout.

The Kitchen is fitted with a range of painted finish shaker style units with Silestone worktops over, arranged around a central island unit with breakfast bar. Integrated appliances include two ovens, a combination microwave oven, warming drawer, induction hob, larder fridge and dishwasher.

Off the Kitchen is a large, fitted Utility Room with Second Grund Floor WC off and access to the Garage.

To the First Floor are Five Double Bedrooms, four with extensive fitted furniture.

The Bedrooms are all arranged off the spacious galleried landing and there is extensive storage and wardrobe space throughout.

There are Four Bath/Shower Rooms, three being En Suite and with the Principal Bedroom enjoying a particularly well proportioned and stylishly appointed En Suite Bathroom.

The family accommodation provided by this property is absolutely first class and we highly recommend viewing.

- Freehold
- Council Tax Band G

