



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,350,000

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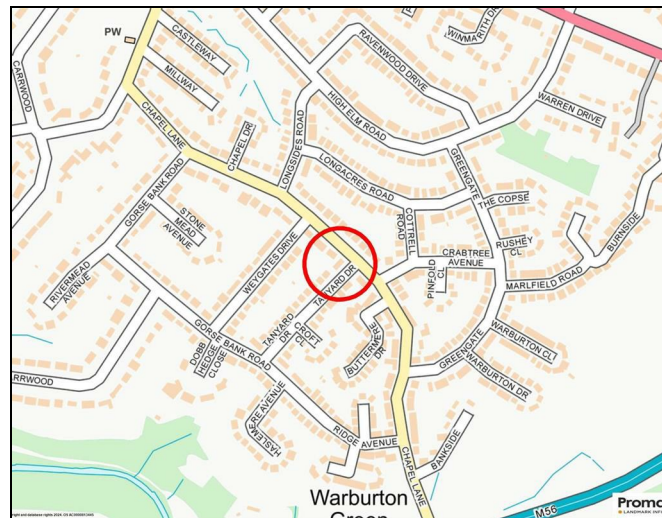
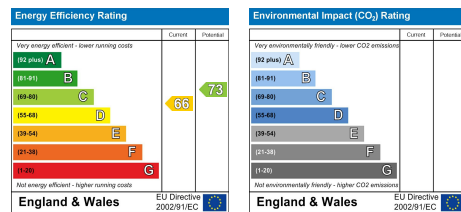


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energy efficiency

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



overview

A SUPERBLY PROPORTIONED DETACHED FAMILY HOME STANDING ON A MATURE 0.20 ACRE CORNER PLOT WITHIN WALKING DISTANCE TO HALE BARNES CENTRE. 3358SQFT

Porch. Hall. GF Shower Room. Lounge. Dining Room. Sitting Room. Family Room. Breakfast Kitchen. Conservatory Day Room. Second Kitchen. Utility. Five Double Bedrooms. Three Bath/Shower Rooms. Large Loft. Gated Driveway. Sunny aspect Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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 superbly proportioned Detached family home standing on a mature, 0.20 acre corner Garden plot, with the principal Garden areas facing South and South West and being most attractive in design with modern rendered elevations.

The accommodation is beautifully proportioned, extending to approximately 3350 square feet plus a substantial Loft Space extending the total square footage to 4500 square feet.

The property is modern in its design but would now probably benefit from upgrading of internal fixtures and fittings, including kitchen and bathroom fittings, but offers fantastic family accommodation in a first class location.

The location is within walking distance of Hale Barns Centre with its shops, facilities and Costa Coffee and within walking distance of Elmridge Primary School, Shay Lane Synagogue, Holy Angels RC Church.

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

The accommodation provides Four Reception Rooms to the Ground Floor in addition to a Conservatory and Breakfast Kitchen and has Five Double Bedrooms to the First Floor, served by Three Bath/Shower Rooms, with Two being En Suite.

The substantial Loft Space is suitable for a variety of uses with potential to convert, subject to any necessary consents.

The Garden plot is delightful with the property being approached via a Gated Entrance to a block paved Driveway leading to the Integral Garage/Second Kitchen.

The Garden is laid principally to the side and rear, with path and patio areas and a large expanse of lawn enclosed with mature conifer hedging providing attractive outlooks from all of the principal rooms. There is a covered Pergola and a further hardstanding patio area with outdoor BBQ.

A fantastic family home in an excellent location.

Comprising:

Porch. Spacious Hall with wood finish flooring.

Ground Floor WC and Shower Room.

Lounge with fireplace feature and bay window overlooking the gardens. Double doors lead through to the:

Dining Room with French doors also onto the gardens.

Sitting Room or Study with front aspect.

Family Room with bay window overlooking the gardens, ideal for day to day informal family living.

350 square foot Breakfast Kitchen fitted with an extensive range of modern laminate fronted units arranged around a central island unit with integrated oven, hob, microwave coffee machine, dishwasher, fridge and freezer. French doors lead through to the:

Conservatory Day Room enjoying garden aspects and also ideal as a Playroom.

Off the Kitchen there is a food preparation Kitchen/Pantry and the Integral Garage has actually also been converted to provide a Second Kitchen with cooking facilities.

First Floor Landing with pull down ladder to the Loft.

Principal Bedroom One with bay window and served by an En Suite Shower Room.

Bedroom Two. An attractively shaped room with a large En Suite Shower Room with steam facility.

Bedrooms Three, Four and Five are all generously proportioned rooms overlooking the gardens and served by the spacious Family Bathroom.

The substantial Loft Space is boarded and provides excellent storage and with further potential.

This completes a beautifully proportioned property in a great location.

- Freehold
- Council Tax Band F

