



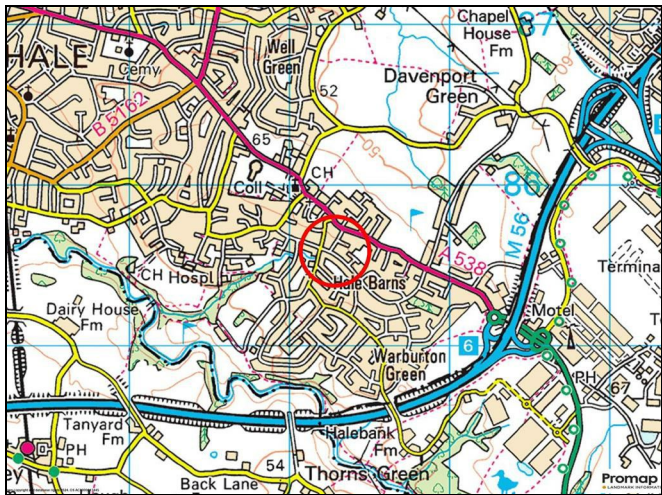
**HALE OFFICE:**  
212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622  
Email: hale@watersons.net

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

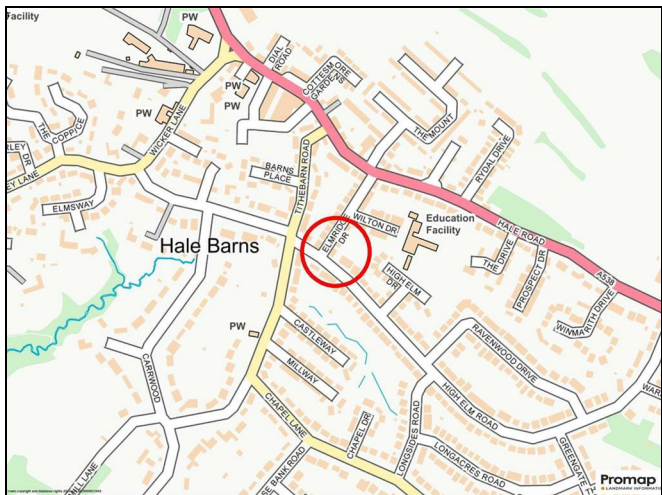


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Hale office, proceed on Ashley Rd/B5163 towards Crown Passages. Turn left onto Harrop Rd and onto Planetree Rd. Turn left onto Park Rd/B5162 and turn right onto Hale Rd/A538. Turn right onto Elmridge Dr and the property will be on the left.



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

## 23 Elmridge Drive Hale Barns, Altrincham, WA15 0JE



A BEAUTIFULLY PRESENTED, UPDATED AND IMPROVED SEMI DETACHED FAMILY HOME IN A POPULAR LOCATION CLOSE TO LOCAL SHOPS AND EXCELLENT SCHOOLS.

Porch. Hall. Lounge. 250sqft Open Plan Dining Kitchen. Three Bedrooms. Stylish Bathroom. Driveway. Sunny Garden.

£475,000

www.watersons.net

www.watersons.net



# in detail



A stunning Semi Detached property located in this popular residential area within walking distance of Hale Barns Square, Shay Lane and Wicker Lane Synagogues and Holy Angels Roman Catholic Church, in addition to excellent Schools including Elmridge Primary School which is literally doorstep. The M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are nearby.



The accommodation is arranged over two floors and extends to some 912 sqft comprising of a Lounge, Dining Kitchen, Three Bedrooms, and a Bathroom.

The property has been comprehensively updated and improved with high specification fixtures and fittings, and in particular featuring a superb kitchen and a very stylish bathroom.

Externally there is a Driveway providing off road parking.

The Garden to the rear has two areas of decking designed to maximise the movement of the sun through the day, enclosing a good sized area of lawn.

Comprising:

Recessed Porch with tiled floor and external lighting. Entrance door to the Hall with a staircase rising to the First Floor and doors lead to the Lounge. Window to the side elevation. Access to under stairs storage. Natural wood flooring.

The Lounge is an excellent sized room with a wide half bay window to the front elevation and a wood fireplace surround to the chimney breast.

The Hall is Open Plan in design to the 250sqft Dining Kitchen. A fabulous Open Plan space with French doors and windows giving access to and enjoying an aspect of the Gardens and with a further window to the side. Continuation of the natural wood flooring.

The Kitchen has been refitted with a range of painted finish, wood fronted shaker style units with Silestone worktops over, arranged around a central Island unit with inset sink and drainer unit. There is a freestanding Smeg Range cooker with five gas burners, double ovens and extractor fan over set within a decorative surround with mantle. Integrated appliances include fridge, freezer, microwave and dishwasher. There is a housing unit suitable for a washing machine. Contemporary vertical design radiator.

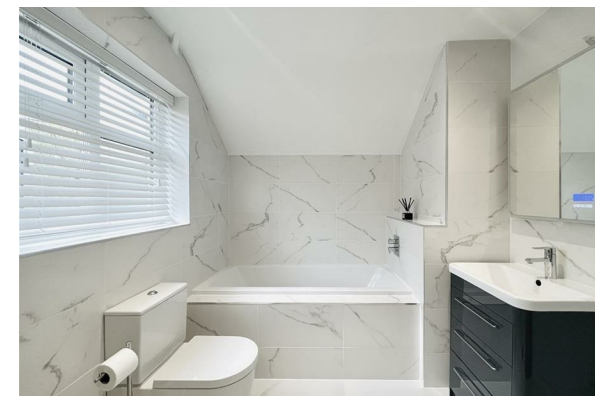
To the First Floor Landing there is access to Three Bedrooms and a Family Bathroom. Loft access point. Window to the side elevation.

Bedroom One, an excellent sized Bedroom with a wide half bay window to the front elevation.



Bedroom Two, another good Double Room with a window to the rear elevation enjoying views overlooking the Gardens and with built in wardrobes.

Bedroom Three is a Single Bedroom with a window to the front elevation.



The Bedrooms are served by the stylishly appointed Bathroom, fitted with a modern white suite with chrome fittings, providing: a double ended bath, separate double shower cubicle, wash hand basin with toiletry cupboards below. WC. Ladder Radiator. Demisting mirror with Bluetooth speaker. Marble design tiling to the walls and floor. Window to the side.

A superbly appointed home in a popular location.

- Freehold
- Council Tax band D



Approx Gross Floor Area = 912 Sq. Feet  
= 84.7 Sq. Metres

