



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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48 Gorse Bank Road Hale Barns, Altrincham, WA15 0AS



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£1,150,000

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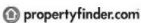


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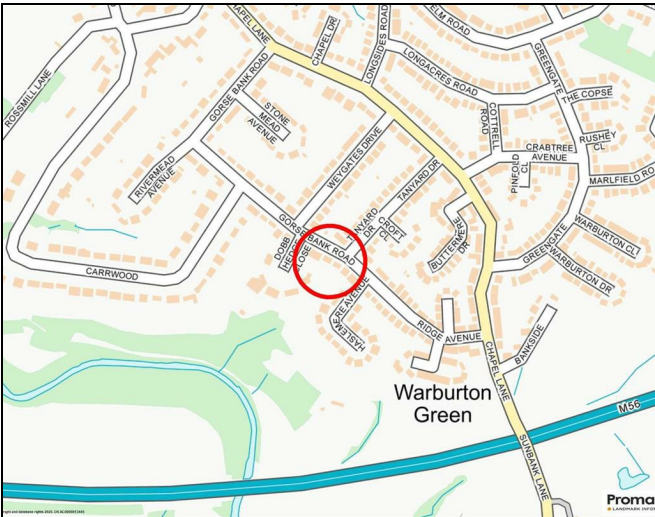
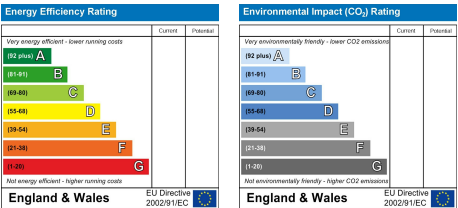


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energy efficiency

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



overview

A SUPERBLY PROPORTIONED, SUBSTANTIALLY UPDATED DETACHED FAMILY HOME STANDING ON A WONDERFUL, MATURE 0.22 ACRE SOUTH FACING GARDEN PLOT CLOSE TO HALE BARNES CENTRE AND WITH GREAT TRANSPORT LINKS. 2594 SQFT

Porch. Hall. Cloaks/WC. Through Lounge. Dining Room. Family Room. Study. Breakfast Kitchen. Utility. Six Bedrooms. Three Bath/Shower Rooms. Driveway. Double Garage. Stunning South facing Garden.



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.

in detail

A substantially extended Detached family home standing on a fantastic 0.22 acre mature Garden plot which is South facing and exceedingly private to the rear, located within this most popular part of Hale Barns within walking distance of Elmridge School, Hale Barns Square with Asda Supermarket and Costa Coffee, the Synagogues at Wicker Lane and Shay Lane in addition to Holy Angels Roman Catholic Church and All Saints Anglican Church.

The M56/M6 motorway networks providing access to Manchester, Manchester Airport and Rail Links serving the region are nearby.

The property offers immaculately presented family accommodation arranged over Two Floors extending to approximately 2500 square feet and is ready to move into yet offers the opportunity for the incoming purchaser to update and improve to their own specification and provides Three Reception Rooms to the Ground Floor in addition to a Study, Breakfast Kitchen and Utility Room.

There are up to Six Bedrooms to the First Floor served by Three Bath/Shower Rooms, Two being En Suite to Principal and Guest Bedrooms.

Externally, the front of the property is approached via gated access to a Driveway providing extensive parking for a number of vehicles and in turn leads to the Integral Double Garage.

The Garden to the rear is a fantastic feature accessed via the side of the property with a wide paved path and patio area returning across the whole of the back of the house, retained within a rockery border. Beyond this, the Garden is laid to a large expansive lawn and enclosed within tall mature shrubs, bushes trees and plants providing excellent all year round screening with a most attractive backdrop providing an appealing outlook from all rooms.

A fantastic Garden that completes this first class family home in a great location.

Comprising:

Porch. Hall. GFWC.

Through Lounge with inglenook and wide patio doors on to the garden.

Dining Room with rear garden aspect. Family Room, also overlooking the garden.

Study with front aspect. Breakfast Kitchen fitted with a modern range of units, and with integrated appliances. Utility Room with access to the garden and garage.

First Floor Landing.

Principal Bedroom One with bay window to the front, Walk In Wardrobe/Dressing Room and En Suite Bathroom.

Guest Bedroom Two with rear aspect and En Suite Shower Room.

Bedroom Three overlooking the rear.

Bedroom Four overlooking the rear.

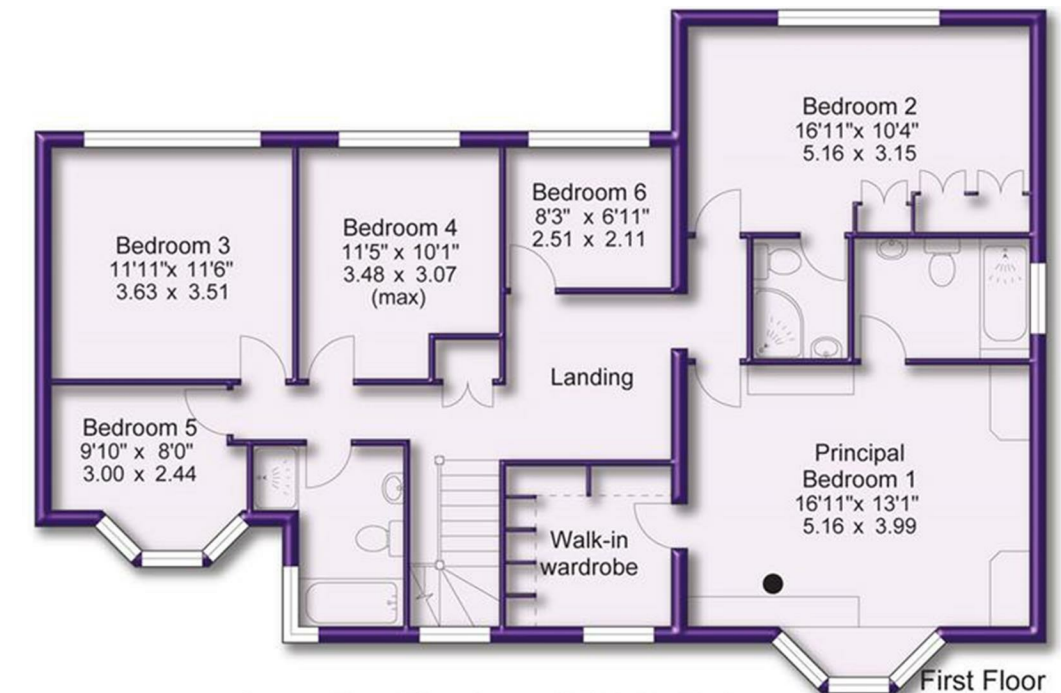
Bedroom Five with a bay window to the front.

Bedroom Six. A Single room, ideal for use as a Home Study or Nursery Room overlooking the rear.

The Bedrooms are further served by the Family Bathroom with separate shower cubicle.

A fantastic family sized home on a really lovely plot.

- Freehold
- Council Tax Band G



Approx Gross Floor Area = 2594 Sq. Feet
= 240.9 Sq. Metres

