



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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PROPERTY SALES AND RENTALS



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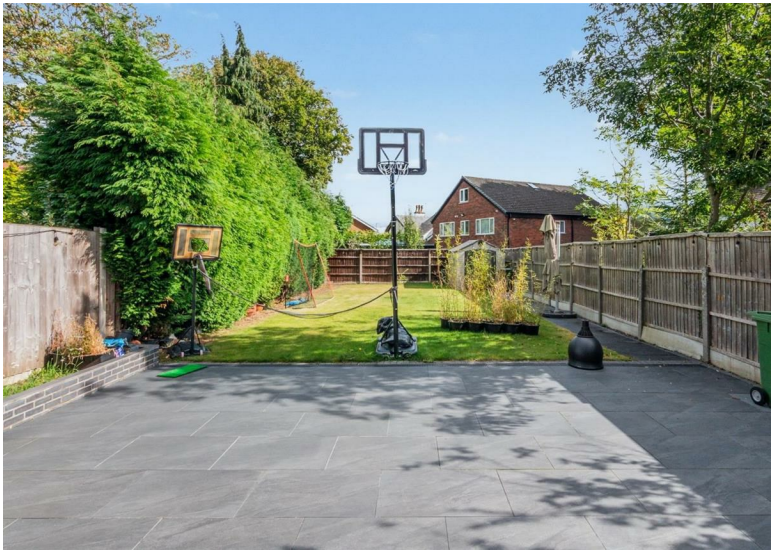
Hale Barns, Altrincham, WA15 8TA



£865,000

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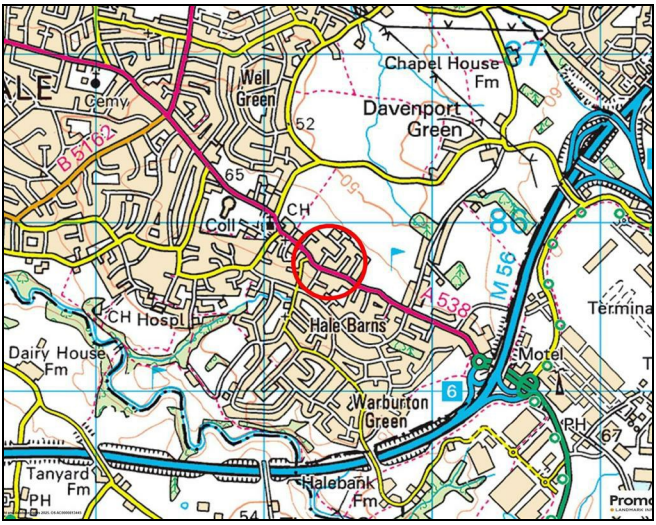
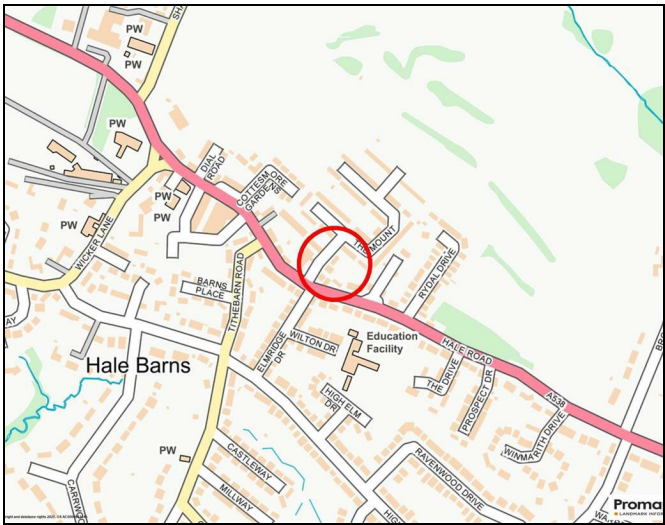
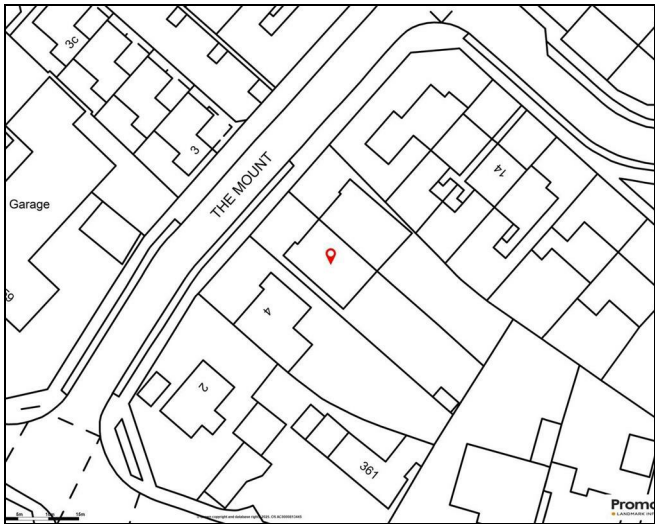
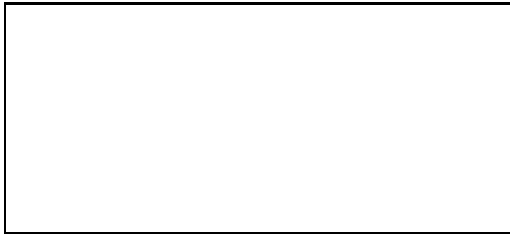
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energy efficiency

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



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.

overview

A WELL PROPORTIONED, UPDATED, EXTENDED AND IMPROVED SEMI DETACHED FAMILY HOME LOCATED IN THIS POPULAR NEIGHBOURHOOD CLOSE TO HALE BARNs CENTRE, EXCELLENT SCHOOLS AND TRANSPORT LINKS. 2285Sqft

Hall. Lounge. Home Office. 600sqft Family Living Room and Dining Kitchen. Utility Room. Four Bedrooms. Four Bath/Shower Rooms. Driveway. Garage/Store. Sunny aspect Garden.



in detail

A superbly proportioned, updated, extended and improved Semi-Detached family home located within this popular part of Hale Barns and with a moments’ walk of the centre of the village with its amenities to include Costa Coffee, Asda Supermarket, the Synagogues at Wicker Lane and Shay Lane in addition to Holy Angels Roman Catholic Church. The M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are nearby.

The property has been comprehensively extended to provide 2285 square feet of family living space arranged over Three Floors, providing to the Ground Floor a Lounge and Study, in addition to the fantastic 600 square foot Open Plan Family Living Room and Dining Kitchen with wide folding doors onto the rear Garden, Utility Room and Ground Floor Shower Room.

Over the Two Upper Floors are Four, superb Double Bedrooms served by Three Bath/Shower Rooms, Two being En Suite including a top floor Principal Bedroom with Bedroom, Dressing Room, En Suite Bathroom and extensive storage.

Externally, the front of the property is approached via a block-paved Driveway providing ample off street Parking.

The rear Garden is of a fantastic size for this style of property, having a large, paved patio area returning across the back of the house beyond which the garden is laid to a deep area of lawn, enclosed with timber fencing and conifer hedging and enjoying an east, and side a south facing aspect.

An impressive Family Home in a great location.

Comprising:

Hall with polished tiled flooring with under floor heating which continues through into the Family Living Room and Dining Kitchen. Wood-finish staircase leading to the First Floor. Panelled doors to the Ground Floor rooms with part-glazed double doors opening into the Living Kitchen.

Door from the Hall to the Garage/Storage housing the hot water tank and the central heating boiler.

Lounge with wide window to the front. Wood flooring with under floor heating.

Home Office with wood flooring with under floor heating and window to the side.

600 square foot open plan Family Living Room and Dining Kitchen. A fantastic, Open Plan, day-to-day Informal Living, Dining and working Kitchen space with polished tiled flooring throughout. Wide folding doors give access to and enjoying aspects of the Gardens and three, double glazed, Velux skylight windows inset into the high vaulted ceiling.

The Kitchen Area is fitted with an extensive range of dark blue double fronted units with marble-effect worktops over arranged around a central island unit incorporating breakfast bar. Appliances include double ovens, gas hob with extractor fan over, freestanding American-style fridge freezer that maybe available to the incoming purchaser subject to negotiation and integrated dishwasher. Door to the:

Utility Room, fitted with a matching range of units. Space and plumbing for a washing machine and dryer. A door leads outside. Wood-finish tiled flooring which continued into the:

Ground Floor WC and Shower Room with a window to the side.

First Floor Landing with wood flooring which continues throughout the Bedrooms. Panelled doors give access to the Bedroom Accommodation.

Bedroom One with a window to the front.

The Bedroom is served by an En Suite Bathroom with white suite with bath with shower over, wall-hung wash hand basin and WC. Window to the rear.

Bedroom Two with a window to the front.

Bedroom Three with a window overlooking the rear garden.

Family Shower Room with wood-effect tiled flooring and window to the rear fitted with a white suite providing a large corner shower cubicle with thermostatic shower, His & Her wash hand basin with toiletry cupboards below and WC.

Second Floor Principal Bedroom Four. Approached through a Home Study Area which has a window to the front and staircase which turns to the Second Floor which leads directly to the Bedroom with a window enjoying the far reaching view to the rear and a Velux skylight window to the front and with wood flooring throughout and access to extensive under eaves storage space.

There is an En Suite Dressing Room with built-in wardrobes and a window to the rear, in addition to a large walk-in storage space with further double glazed, Velux skylight window to the front.

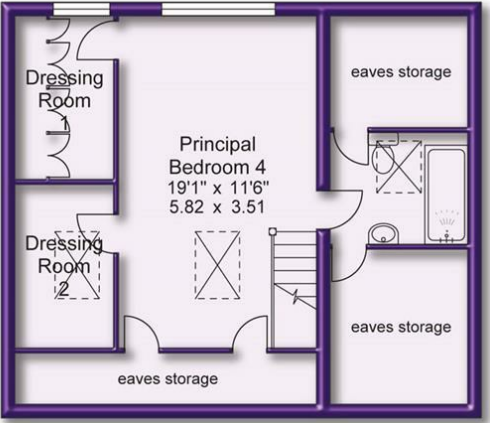
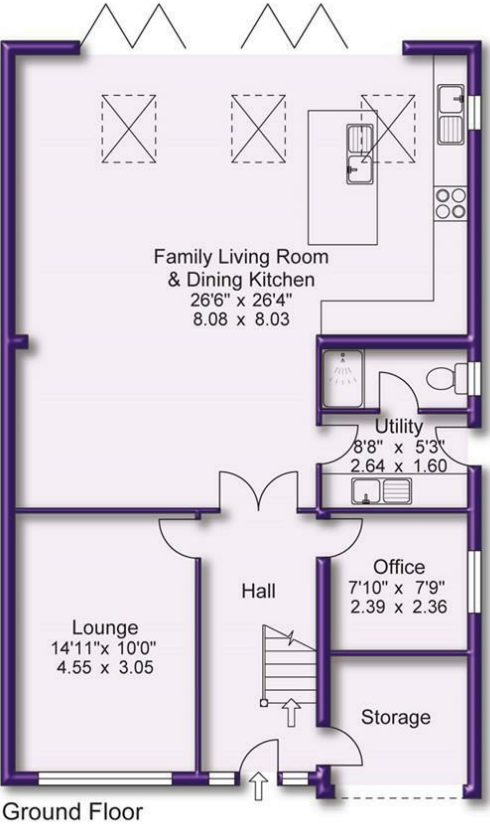
This Bedroom is served by an En Suite Bathroom with white suite with bath and shower over, wall-hung wash hand basin and WC. Skylight window. Additional under eaves storage space. Wood-effect tiled flooring.

A superb family home.

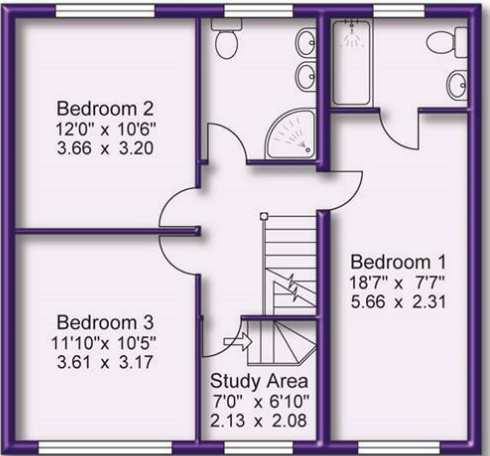
- Freehold
- Council Tax Band D

Approx Gross Floor Area = 2285 Sq. Feet
(Including Eaves Storage) = 212.2 Sq. Metres

Approx Gross Floor Area = 2109 Sq. Feet
(Excluding Eaves Storage) = 195.9 Sq. Metres



Second Floor



First Floor