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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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## 6 Rivershill Gardens

Hale Barns, Altrincham, WA15 0AZ



£650,000

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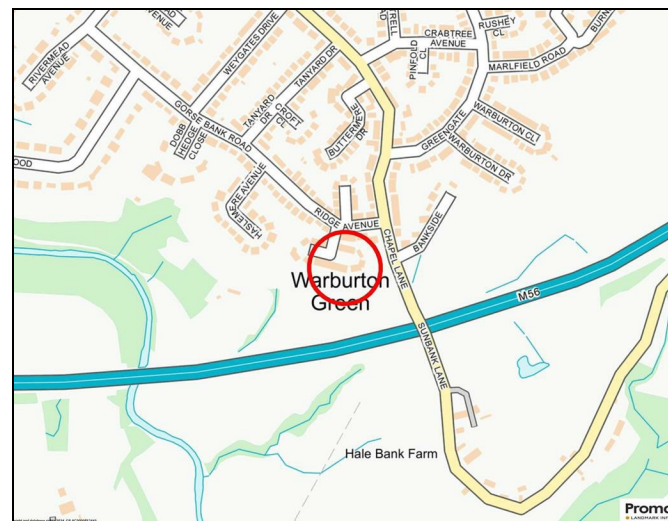
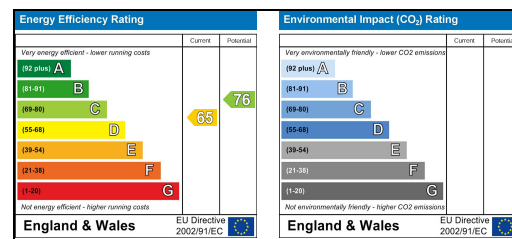


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## energy efficiency

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



# Overview

A WELL APPOINTED THREE STOREY DETACHED POSITIONED ON A CUL DE SAC AND ENJOYING WONDERFUL OPEN VIEWS TO THE REAR. 1599sqft.

Hall. WC/Shower. Living/Dining Room. Garden Room. Breakfast Kitchen. Four Bedrooms. Family Bathroom. Driveway. Garage/Storage/Utility/Office. Lovely Gardens



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures 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.

# in detail

An immaculately presented, updated extended and improved traditional Detached family home with appealing white rendered elevations and benefitting from a cleverly designed Loft Conversion and enjoying a wonderful backdrop and aspect over open fields to the rear.

The property is located within reasonable walking distance of the centre of Hale Barns its facilities and Costa Coffee, local convenience shops, the Synagogues at Shay Lane and Wicker Lane and Holy Angels RC Church. In addition, the property is within walking distance of Elmridge Primary School and is literally ready to move into with the minimum of fuss.

The property enjoys good specification Kitchen and Bathroom fittings and has a Double Reception Room to the Ground Floor in addition to a Garden Room, designed to maximise the open rear aspect and a Breakfast Kitchen with bi-fold doors onto the Garden.

There is a Ground Floor Shower Room, whilst over the Two Upper Floors are Four Double Bedrooms served by a reproduction Victorian style Bathroom, the Top Floor Bedroom featuring an En Suite WC and a Velux skylight window feature that opens into a walk up balcony, again designed to maximise the delightful view to the rear.

What was formally a Garage has been converted to provide a Utility Room and a Work From Home Office.

Comprising:

Wood panelled Entrance door with inset leaded window to the:

Hall with leaded double glazed UPVC frame window to the front and with engineered oak finish flooring that returns through the whole of the Ground Floor, with the oak finish repeated within the panelled doors and the staircase, newel posts and banister.

Ground Floor Shower Room, well appointed with a white suite with chrome fittings, providing an enclosed shower cubicle with drench shower head, wash hand basin and WC. Tiling to the walls and floor. Chrome ladder radiator.

250 sqft Living and Dining Room. A delightful through room with wood flooring, window to the front and patio doors to the Garden Room. The Living Area featuring an attractive cast iron fireplace surround with inset solid fuel burning stove fireplace.

Garden Room. A delightful addition to the property, of double glazed UPVC frame construction with full height windows and French doors enjoying aspects of and giving access to the Gardens with a truly lovely aspect across the open fields and backdrop of trees beyond.

Breakfast Kitchen with bi-fold doors giving access to and enjoying an aspect of the Gardens and fields beyond and with a further window to the side. The Kitchen is fitted with a range of traditional style cream laminate fronted units with natural oak finish worktops over with matching flooring and incorporating a built in breakfast table. Enamel pot sink and drainer. Recess suitable for housing a freestanding cooker with extractor fan over. Inset drinks and wine cooler. Integrated fridge, freezer and slimline dishwasher. Space for a washing machine. Cupboard housing the combination gas fired central heating boiler. Useful under stairs pantry with window to the side.

First Floor Landing with a window to the side and with a continuation of the oak balustrade staircase leading to the Second Floor  
Converted loft

Bedroom One with wood finish flooring and with a triple glazed window enjoying a fabulous aspect across the fields to the rear. Extensive sliding door built in wardrobes.

Bedroom Two with windows to the front and extensive sliding door built in wardrobes.

Bedroom Three, another Double Room with wood finish flooring and attractive triple glazed window enjoying a fabulous aspect across the fields to the rear. Sliding door built in wardrobes.

The Bedrooms are served by the Family Bathroom styled with a reproduction Victorian style suite in white with black fittings, providing an acrylic claw foot slipper bath with mixer taps and shower head, wash hand basin, WC and corner shower cubicle. Window to the front. Tiling to the walls. Ladder radiator.

Turning staircase leads to the Second Floor Loft Conversion providing the Fourth Bedroom.

A fabulous Fourth Bedroom located under the eaves of the property with attractive sloping ceilings, opening to a double glazed Velux skylight window which opens up to create a rather unique feature of a walk up balcony This is of course designed to maximise the wonderful view across the fields to the rear. LED lighting. Extensive roof void storage.

En Suite washroom and WC with skylight window.

Externally, the property approached via Driveway which in turn leads to the Detached Single Garage which has been converted to provide a Utility Room and a Home Office providing the perfect 'Work From Home' space.

The property enjoys a Garden frontage which is laid to lawn with maturely stocked borders.

The Garden to the rear is accessed down the side of the property and also via the Garden Room and Breakfast Kitchen. The Garden has a substantial stone paved sitting area returning across the back of the house.

Beyond, the Garden is laid to a good size, wide area of lawn, again with profusely stocked borders with shrubs, bushes, trees and plants and with a backdrop of mature trees within the boundaries of neighbouring properties to provide a lovely outlook and exceptional screening and of course enjoying the backdrop onto the open fields to the rear.

Leaded UPVC double glazing.

A superbly appointed and positioned property, ready to move into with the minimum of fuss.

- Freehold
- Council Band F

