



Barns Place | Hale Barns | Altrincham | WA15 0HP

Guide price **£750,000**



FERRARI REAL ESTATE  
FOR THE FAST MOVE.

## Key features

- Four bedroom semi detached
- Quiet cul-de-sac
- Two bathrooms
- Guest powder room
- Close to local schools & amenities
- Modern contemporary desgin
- Bi-fold doors to rear
- Large Private Garden
- Versatile garden room
- Ready to move into

## Description

This four-bedroom semi-detached house in the idyllic Hale Barns is the perfect family home. Situated in a quiet cul-de-sac, it offers off-road parking for two cars.

The deceptively spacious home features a large entrance hallway, a guest powder room, a generously sized lounge, and a bright, contemporary open-plan dining area with bifold doors leading to a large garden. The garden includes a versatile garden room, ideal for a home office or gym. The modern kitchen is equipped with fully fitted appliances and island seating, and there's a utility room for added convenience. The ground floor also benefits from underfloor heating.

Upstairs, the master bedroom boasts an en-suite shower room, and there are three additional well-sized bedrooms. The loft hatch, located in the hallway, has a remote-control ladder for easy access to additional storage.

This well-located property is within walking distance of Elmridge School, making it an ideal family home.

## Directions









# Floor plans



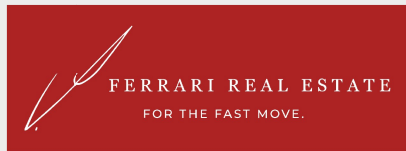
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FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 96.65 m<sup>2</sup>, FLOOR 2: 75.88 m<sup>2</sup>  
TOTAL: 172.53 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	82



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