



The Mount | | Hale Barns | WA15 8SZ

£450,000



SHEPPARD & CO



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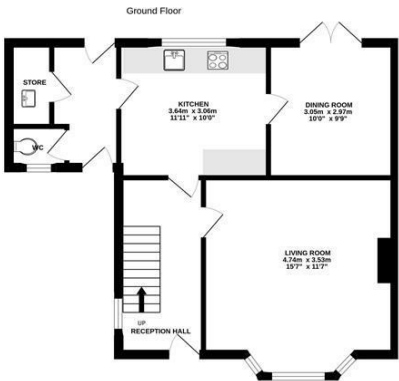
- A well-presented Semi-detached family home
- Open plan living / dining room
- Westerly facing rear garden
- Catchment to the area's finest schools
- Ample off-road parking
- Spacious accommodation in excess of 1,000 SQFT
- Utility room and separate WC
- Versatile garden room
- Walking distance to Hale Barns square
- No Onward Chain

Tucked away at the head of a peaceful cul-de-sac, this beautifully presented three-bedroom semi-detached home combines modern style with well-planned living space. Perfectly positioned in the heart of Hale Barns, it offers easy access to excellent local amenities, highly regarded schools, and superb transport links to Altrincham, Manchester Airport, and the wider motorway network.

Step inside and you're welcomed by a bright entrance hall that leads through to a generous open-plan lounge and dining area, an inviting space designed for both relaxed family living and entertaining. French doors open directly onto the rear garden, seamlessly connecting indoors and out. The sleek, fitted kitchen sits alongside, complete with ample storage and contemporary finishes, while a separate utility room and a handy downstairs WC add to the home's practicality. Upstairs, three well-proportioned bedrooms are flooded with natural light, each offering a calm and comfortable retreat. A stylish family bathroom, finished with modern tiling and quality fittings, completes the first-floor accommodation.

Externally, the property boasts a private driveway to the front, providing ample off-road parking, while the enclosed rear garden enjoys a neat lawn and a paved patio, an ideal setting for al fresco dining, children's play, or simply unwinding in the sunshine, a versatile garden room provides an additional retreat.

With its desirable setting, bright and modern interiors, and turn-key appeal, this is a wonderful opportunity to secure a home ready to move straight into in one of the area's most sought-after locations.



TOTAL FLOOR AREA: 97.0 sq.m. (1044 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

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