



The Mount | Hale Barns | Altrincham | WA15 8SZ

£425,000

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SHEPPARD & CO

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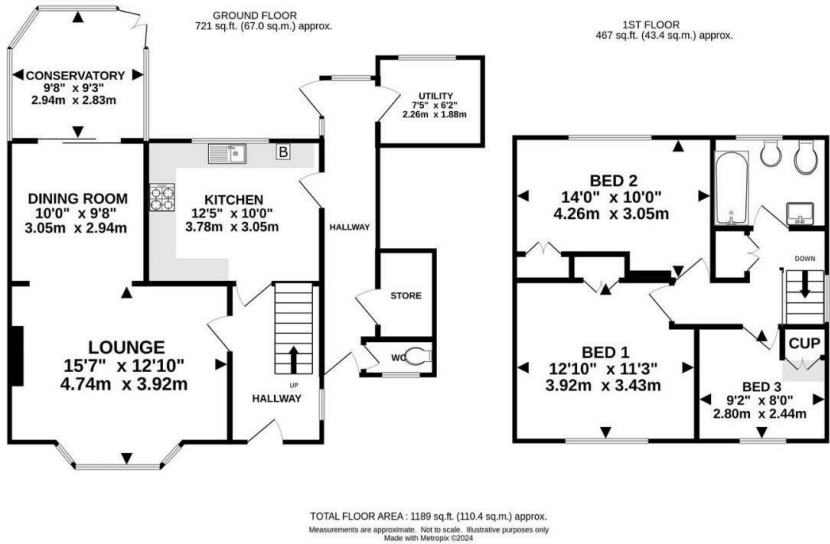
- Semi detached family home
- Kitchen with utility room
- Off road parking
- Quiet cul de sac location
- Open plan living dining room
- Conservatory overlooking the garden
- Gardens to the front and rear
- Catchment to the areas finest schools

Tucked away at the head of a quiet and desirable cul de sac, this well presented three bedroom semi detached home offers stylish living in a prime Hale Barns location. Just moments from excellent local amenities, outstanding schools, and convenient transport links to Altrincham, Manchester Airport, and the wider motorway network, it's perfectly placed for both families and commuters.

On entering the property, you're greeted by a bright and welcoming hallway that leads into a spacious open plan living and dining area an ideal space for everyday family life and entertaining. From here, a good size conservatory overlooks the rear garden, creating a light filled additional reception space and a seamless connection with the outdoors. The modern, well equipped kitchen offers plenty of storage and is complemented by a separate utility room, useful store room and a ground floor WC.

Upstairs, three generous bedrooms each provide a comfortable retreat, all filled with natural light. A sleek, modern family bathroom completes the first floor.

Externally, the property benefits from a private driveway to the front offering off road parking and a good size enclosed garden, while the rear garden enjoys a sunny west facing aspect perfect for relaxing, outdoor dining, and family enjoyment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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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