



Heyes Lane, Altrincham WA15 6EF

Asking Price £945000

**HUNTERS**  
EXCLUSIVE







# Heyes Lane, Altrincham WA15 6EF

Nestled near the heart of Timperley village lies the beautiful and newly constructed three storey property of Heyes Lane. The area is brimming with inviting bars and restaurants perfect for family trips out and also in the highly sought after catchment area for the esteemed and 'Excellent' awarded grammar schools of Altrincham and Sale

The house is spacious with 2548sq feet and full of light with high quality finishing touches. The house comprises of a commodious hallway with well designed storage areas and a convenient downstairs W/C.

To the left is a well proportioned living room for the family to relax and to the rear of the ground floor is the star of the show, a large open plan kitchen come dining area, perfect for the family to gather at meal times and enjoy both a cooking and social experience. It also has the added benefit of a laundry room to help with the practicalities of the household. Beaming with light, the kitchen has glass sliding doors that lead out to the beautiful garden with both a paved area and garden area ideal for children to play.

Moving upwards to the first floor lies the master bedroom with a fully equipped en-suite with a large walk in shower, wash basin and W/C. The second double bedroom also has the advantage of a private en-suite. There is a further double guest bedroom that has use of the main family bathroom.

The second floor provides two further double bedrooms, fitted with skylights and in-built storage separated by a stylish bathroom and an office/ study area. All floors have the luxury of zonal heating and the property has a smart controlled alarm system. Outside outdoor lighting and electric points have been fitted and a useful EV charging point which is becoming ever more popular and necessary.

Ideal for the growing family that enjoy entertaining guests and perfectly placed to access both Manchester City centre and Altrincham.





- THREE ZONED INTELLIGENT HEATING SYSTEM
- WIRELESS INSTALLED SONOS MUSIC SYSTEM IN FAMILY & SITTING ROOM
- CATEGORY 6 INTEGRATED INTERNET AVAILABLE THROUGH-OUT THE PROPERTY
- GROUND FLOOR UNDER FLOOR HEATING
- INSTALLED EV CHARGING POINT
- COMMS ROOM UNDER THE STAIRS
- WEST FACING GARDEN WITH PLENTY OF OUTDOOR SPACE
- WALK IN CLOAK ROOM IN HALL
- TRIPLE SLIDING PATIO DOORS THAT GIVE ACCESS TO THE GARDEN
- WITHIN GOOD SCHOOL CATCHMENT AREA

OFF ROAD DOUBLE PARKING SPACE  
EPC B



## GROUND FLOOR

### HALLWAY

Composite front door. Laminate oak wood effect flooring/ spindle balustrade staircase to the first floor. Understairs storage. Recessed low voltage lighting, underfloor heating and large fitted cloakroom.

### LIVING ROOM

Laminate oak wood flooring, uPVC double glazed window. Recessed low voltage lighting. Television/aerial points and underfloor heating and gas central heating.

### OPEN PLAN LIVING DINING KITCHEN

A beautiful and show stopping open plan living kitchen area with wipeable cupboard units and dark practical tops incorporating a black composite sink unit with drainer. A kitchen island for extra work top space that doubles as a breakfast bar with the added detail of under the counter sockets. A stylish Stoves Richmod Range cooker, with main oven with TrueTemp digital thermostat, fanned second oven and dedicated slow cook oven and matching extractor fan. An american style fridge freezer and integrated Bosch microwave. A tasteful tiled splashback and laminate wood flooring that's easy to clean. Recessed low voltage lighting. Velux skylight windows, triple sliding doors and uPVC double glazed French doors, that lead out to the garden and let in an abundance of light. Underfloor heating through-out.

### UTILITY ROOM

Well designed wall and base units with wood style work top surfaces incorporating a stainless steel sink and drainer, and laminate wood flooring. Dryer and installed plumbing for washing machine . uPVC double glazed door with access to the side of the property. Laminate wood floor. Recessed low voltage lighting. Extractor fan. Cupboard housing Valiant combination gas central heating boiler. Underfloor heating.

### W/C

A convenient downstairs W/C with a white suite and chrome fittings comprising of wash basin and W/C. Frosted uPVC double glazed window. Laminate wood flooring. Extractor fan, tiled splashback and underfloor heating.

## FIRST FLOOR



## **LANDING**

Gas central heated radiator, recessed low voltage lighting, Spindle staircase leading to the second floor. Cupboard containing the hot water system.

## **MASTER BEDROOM**

A stunning master bedroom with uPVC double glazed windows that over look the back garden. A modern length styled gas central heated radiator, fitted carpets. Fitted wardrobes on both sides of the room. The left cupboards incorporating mirrored sliding doors. Recessed low voltage lighting. Television/data aerial point.

## **EN-SUITE**

A large en-suite with white units and chrome fittings comprising of a large walk in shower, with marble style ceramic floor tiling and part wall tiled. A vanity wash basin, W/C and heated towel rail. uPVC double glazed window. Recessed low voltage lighting and extractor fan.

## **BEDROOM TWO**

Double bedroom with uPVC double glazed window, fitted carpet, fitted wardrobes, and fitted overhead cupbaords. Gas central heated radiator. Recess low voltage lighting, television data point.

## **EN-SUITE**

White fitted suite with marble effect ceramic styles. Shower cubicle, wash basin, and WC. Heated towel rail and chrome fittings. A back lit mirror, extractor fan and recessed low voltage lighting.

## **BEDROOM THREE**

A futher third double bedroom, uPVC double glazed window. Fitted carpet and fitted wardrobe with mirrored sliding doors. Gas central heated radiator. Recessed low voltage lighting and televesion data point.

## **FAMILY BATHROOM**

Fitted with a contemporary white suite with chrome fittings, comprising of a bath with main over-head shower with a stylish square shower head. W/C and vanity wash basin. Full floor and wall tiled with marble effect floor tiles. Chrome heated towel rail. Extractor fan and frosted uPVC double glazed windows.

## **SECOND FLOOR**

### **LANDING/ OFFICE AREA**

Study area with laminate flooring. Access to eaves storage. Gas central heated radiator and Velux window to the rear.

### **BEDROOM FOUR**

Another double bedroom, with a Velux window with an opportunity to star gaze during the evening. Gas central heated radiator. Fitted carpet. Recessed low voltage lighting. Television data point. Eaves storage

### **BEDROOM FIVE**

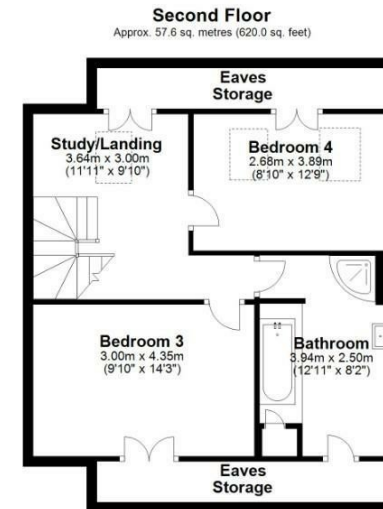
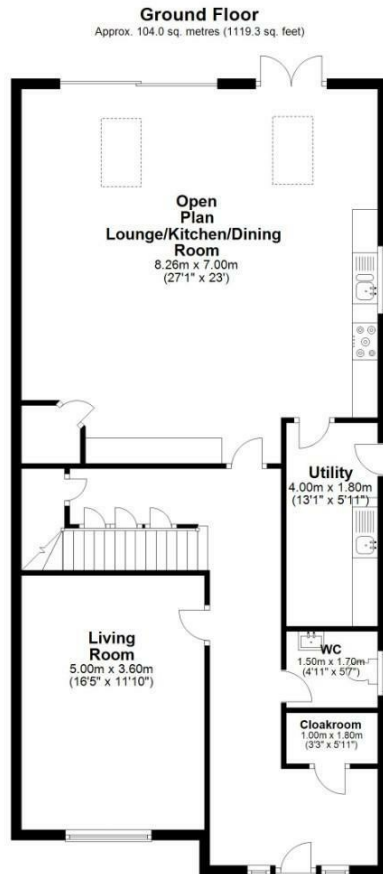
The fifth double bedroom with plenty of space for furniture. Two Velux windows to the rear. Gas central heated radiator. Fitted carpet. Recessed low voltage lighting. Television data point.

### **SECOND FLOOR FAMILY BATHROOM**

Fitted with a contemporary white suite with modern chrome fittings. Comprising of a large walk-in corner shower unit with a stylish square shower head. Bath, vanity wash basin and WC. Ceramic tiled flooring and beige and brown patterned wall tiles. Recessed low voltage lighting. Extractor fan. Part tiled walls. Chrome heated towel rail.

## **GARDEN**

A west facing beautifully landscaped rear garden that is well stocked with plants and flowers. Featuring a patio area suitable for alfresco dining and capturing the sun through-out the evening. Perfect for summer nights enjoying a glass of wine. Partioned by a quaint brick wall with stairs that lead to the lawn and a handy garden shed suitable to store gardening equipment.



Total area: approx. 236.8 sq. metres (2548.9 sq. feet)

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		
England & Wales		
EU Directive 2002/91/EC		

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters South Manchester -  
0161 945 9000 <https://www.hunters.com>

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