



JORDAN FISHWICK  
EXCLUSIVE

| Warren Drive | Altrincham





£1,595,000

### Features

- Stunning Detached Family Home
- Council Tax Band - H
- No Onward Chain
- Open Plan Kitchen Living Area
- 3380 sqft
- Gated Entrance
- EPC - C
- Four-Piece Family Bathroom and Three Ensuites
- Underfloor Heating
- Located At The Head Of A Private Cul-De-Sac



With NO ONWARD CHAIN, this stunning modern detached family home is desirably located at the head of a private cul-de-sac standing in 0.23 Acres and offering 3,380 sqft of living space.

The property is perfectly situated within reasonable walking distance of the centre of Hale Barns Square with Booths Supermarket and Costa Coffee, Shay Lane and Wicker Lane Synagogues and Holy Angels Roman Catholic Church in addition to excellent Schools. The M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are nearby.

In brief, on the ground floor, there is a spacious entrance hall which leads to 2 reception rooms, a study, a high specification Siematic kitchen which seamlessly flows into the open family room, utility room and DWC. There is also underfloor heating provided throughout the ground floor.



## General information

- **Tax Band:** H
- **Sqft:** 3380.00 sq ft
- **Plot:** 0.23 acre(s)
- **Bedrooms:** 5
- **Bathrooms:** 4
- **Postcode:** WA15 0RP



To the first floor there are five bedrooms. Three of the bedrooms boast fitted wardrobes and furniture, as well as en-suites. The principle bedroom in particular offers a dressing area and modern ensuite bathroom with Duravit Sensowash Bidet/WC. There is also a four piece family bathroom.

Externally the property is secured via wrought iron electric gates and complemented by enclosed front and rear gardens, which are beautifully maintained and planted, with mature and established flowers, bushes and trees which include plum trees and almond trees.

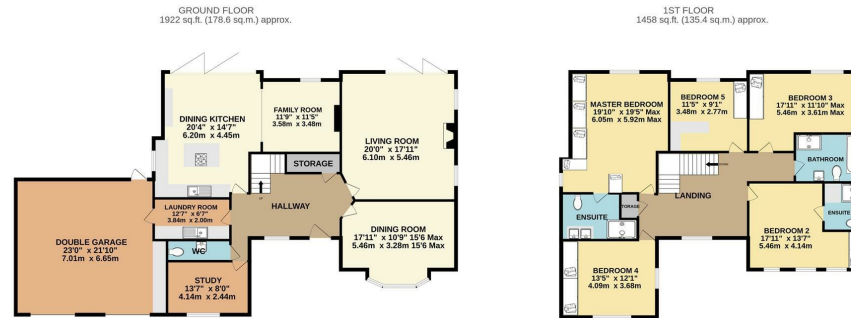
The property also offers an integral double garage which has electric doors and fitted with an EV Tesla charge point and wall and base units which include a fridge.

Viewings are strongly advised to truly appreciate this stunning family home.





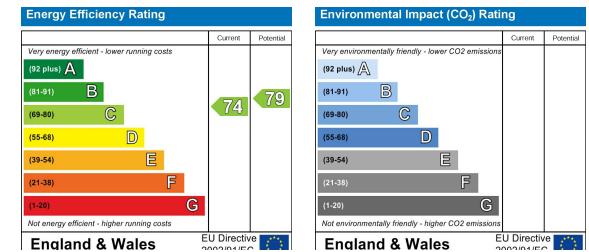




TOTAL FLOOR AREA: 3380 sq.ft. (314.0 sq.m.) approx.

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 misstatement. 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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