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



1ST FLOOR  
1458 sq.ft. (135.4 sq.m.) approx.



GROUND FLOOR  
1922 sq.ft. (178.6 sq.m.) approx.





### The Property

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.

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.

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



### Directions

WA15 0RP



Postcode - WA15 0RP

EPC Rating - C

Floor Area - 3380.00 sq ft

Local Authority - Trafford

Council Tax - H

Warren Drive Altrincham WA15 0RP

£1,595,000

