





£1,575,000

Features

- Detached Family Home
- Open Plan Kitchen Diner
- Off Road Parking with Double Garage and Electric Gates
- 4 Reception Rooms
- Character Property
- Great South Facing Rear Garden
- Principal Suite with Dressing Room and 4 Piece Bathroom
- Balcony with Great Aspect
- 6 Bedrooms & 4 Bathrooms
- 0.26 Acre Plot



A detached family house boasting a mature southerly facing rear garden, situated on a quiet cul-de-sac location in Hale Barns. The property occupies a plot of approximately 0.26 acres and is a short distance from Hale, Altrincham, and local transport links such as the Metrolink and Manchester Airport.

The ground floor accommodation comprises of a traditional entrance hall with herringbone wood flooring, cloakroom/WC, study, and a family room. To the rear of the ground floor overlooking the gardens is the sitting room with feature log burning stove, a large contemporary shaker style open plan kitchen diner, with contrasting stone worktops, and built in appliances. The kitchen also provides access to the separate pantry and utility room.



General information

- **Tax Band:** H
- **Sqft:** 3209.00 sq ft
- **Plot:** 0.26 acre(s)
- **Bedrooms:** 6
- **Bathrooms:** 4
- **Postcode:** WA15 0DZ



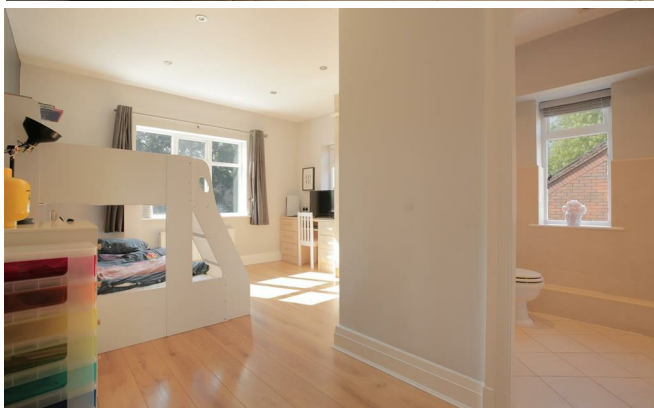
To the first floor, the principal bedroom suite features a traditional bay window and comes with a spacious ensuite bathroom and adjoining dressing room. Three further double bedrooms (one with ensuite and two have use of a 'Jack & Jill' shower room). There is access to the ground and second floor from the spacious landing area.

On the second floor is a large roof terrace with picturesque views into the distance and looking over the large rear garden, 2 further bedrooms, a shower room and storage room.

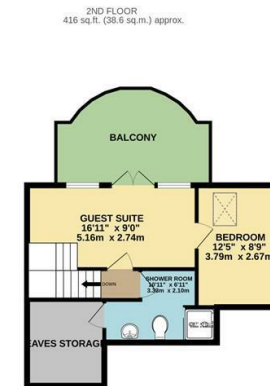
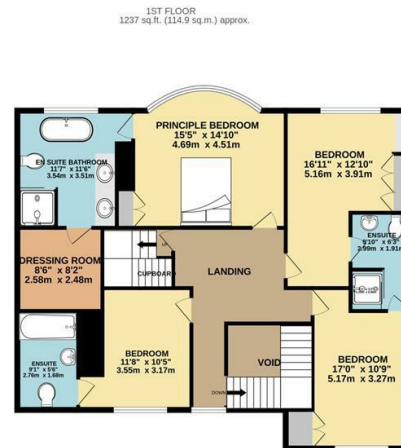
Gated driveway with parking for multiple vehicles, double garage, and spectacular rear garden with mature wooded aspect beyond.

Viewings are strongly advised to appreciate this special family home.





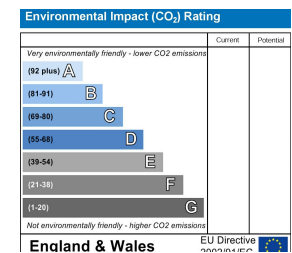
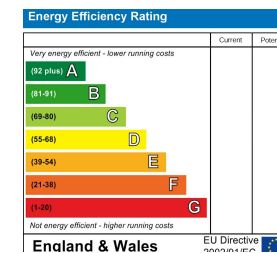




TOTAL FLOOR AREA : 3209 sq.ft. (298.1 sq.m.) approx.

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 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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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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