



jordan fishwick

HALE BARNS
Elmsway



Elmsway, Hale Barns, WA15 0DZ

£1,500,000



The Property

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.

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.

Directions

WA15 0DZ



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

Postcode - WA15 0DZ

EPC Rating -

Floor Area - 3209.00 sq ft

Local Authority - Trafford

Council Tax - H



KITCHEN/DINING/LIVING ROOM
27'7" x 17'1"
8.41m x 5.20m

SITTING ROOM
22'0" x 15'10"
6.70m x 4.92m

PANTRY

UTILITY ROOM
13'2" x 10'2"
4.01m x 3.09m

FAMILY ROOM
15'0" x 11'5"
4.56m x 3.48m

HALL
17'1" x 9'10"
5.26m x 3.00m

STUDY
7'3" x 5'11"
2.22m x 1.81m

GYM/GARAGE
16'9" x 9'6"
5.10m x 2.89m

GARAGE
16'9" x 10'2"
5.11m x 3.11m

BATH

CLOSET

BALCONY

UP

PRINCIPLE BEDROOM
15'5" x 14'10"
4.69m x 4.51m

BEDROOM
16'11" x 12'10"
5.16m x 3.91m

EN SUITE BATHROOM
11'7" x 11'8"
3.54m x 3.51m

DRESSING ROOM
8'6" x 8'2"
2.58m x 2.48m

EN SUITE
9'10" x 6'3"
2.99m x 1.91m

LANDING

CUPBOARD

VOID

BEDROOM
11'8" x 10'5"
3.55m x 3.17m

EN SUITE
9'2" x 5'6"
2.76m x 1.68m

BEDROOM
17'0" x 10'9"
5.17m x 3.27m

DOWN

The floor plan shows a second floor with the following layout:

- Balcony:** A green arched area at the top of the plan.
- Guest Suite:** A yellow rectangular area on the left, labeled "GUEST SUITE 16'11" x 9'0" 5.16m x 2.74m". It contains a staircase labeled "DOWN".
- Bedroom:** A yellow rectangular area on the right, labeled "BEDROOM 12'5" x 8'9" 3.79m x 2.67m". It contains a window with a cross-hatch pattern.
- Shower Room:** A blue rectangular area between the Guest Suite and Bedroom, labeled "SHOWER ROOM 3'11" x 6'11" 1.30m x 2.15m". It contains a toilet and a bathtub.
- Storage:** A grey area at the bottom left labeled "AVES STORAGE".

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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