

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**17 Rydal Drive,**  
**Altrincham, WA15 8TE**



**£925,000**

**Detached**  
**Garden overlooking Golf Course**  
**Three Receptions**  
**Four Bedrooms**  
**Roll top Bath**  
**Freehold**

**Callaghans Estate Agents**  
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**Nestled at the end of one of Hale Barns most prestigious and sought-after roads, this impressive detached residence seamlessly blends timeless period charm with elegant proportions and unrivalled views. Set against a serene and private backdrop, the property enjoys a truly exceptional position, backing directly onto the green of the 18th hole of Ringway Golf Club offering one of the finest and most exclusive aspects in the area.**

Upon entering the home, you are welcomed by a grand entrance hall that immediately introduces the scale and character found throughout. To the front lies a generous formal reception room, featuring a stylish fireplace and a bay window that bathes the space in natural light. To the rear, the impressive main lounge boasts a striking inglenook fireplace and panoramic views across the beautifully landscaped garden. Flowing effortlessly from the hall, an informal dining room adjoins the well-appointed kitchen, which is fitted with classic white units and integrated appliances, combining practicality with understated style.

The sense of space and elegance continues on the first floor, where four generously proportioned double bedrooms provide ample accommodation for family and guests. The luxurious family bathroom features tiled walls, a roll-top freestanding bath, and a separate corner shower, while an additional separate WC adds further convenience for busy households.

Externally, a generous driveway provides ample off-road parking and leads to a detached garage, ideal for secure storage or additional vehicle space. The stunning rear garden has been thoughtfully landscaped to frame the property with established shrubs, plants, and carefully curated greenery, creating a private and picturesque outdoor retreat that perfectly complements this outstanding home.

Viewings are highly recommended to fully appreciate the unparalleled setting, elegant proportions, and rare sense of tranquillity offered by this exceptional residence.

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**Front Reception 13' 11" x 14' 11" (4.24m x 4.55m)**

**Rear Lounge 11' 11" x 17' 0" (3.63m x 5.17m)**

**Dining Room 11' 11" x 10' 11" (3.63m x 3.32m)**

**Kitchen 11' 0" x 9' 6" (3.35m x 2.9m)**

**Family Bathroom 8' 8" x 7' 1" (2.63m x 2.15m)**

**Toilet 2' 10" x 7' 1" (0.87m x 2.16m)**

**Bedroom One 14' 0" x 15' 0" (4.26m x 4.57m)**

**Bedroom Two 13' 7" x 10' 11" (4.15m x 3.34m)**

**Bedroom Three 13' 7" x 12' 0" (4.15m x 3.65m)**

**Bedroom Four 12' 0" x 8' 3" (3.65m x 2.52m)**



TOTAL FLOOR AREA : 1674 sq.ft. (155.5 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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