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PROPERTY SALES AND RENTALS

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2 Dobb Hedge Close

Hale Barns, Altrincham, WA15 0AT





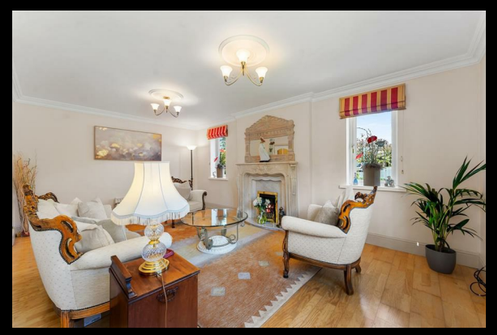
£1,150,000

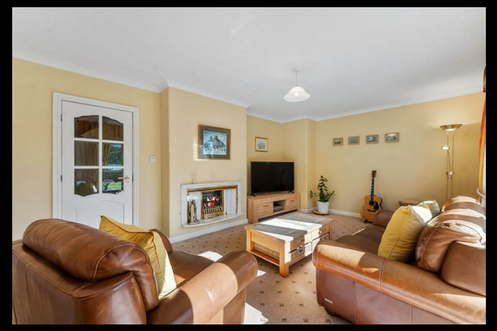
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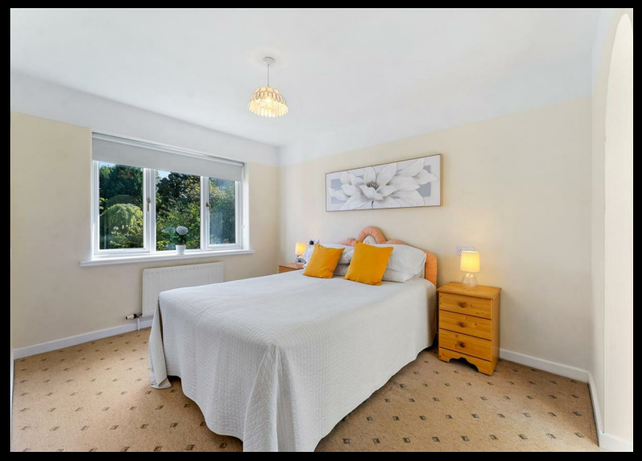












NAEA
National Association of Estate Agents
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

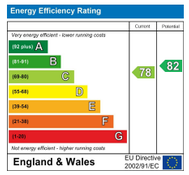
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

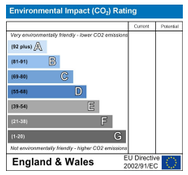
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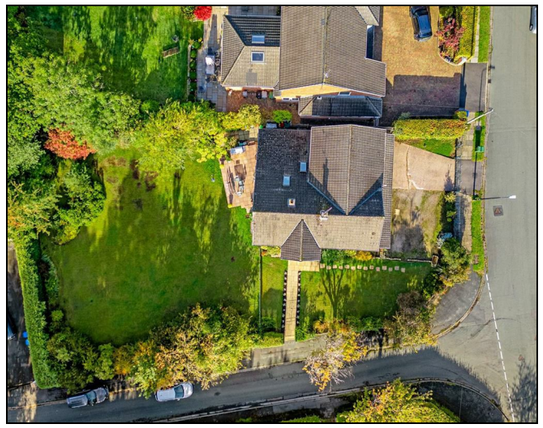
rightmove.co.uk The UK's number one property website
FindaProperty.com
Find our properties at homemover.org
propertyfinder.com

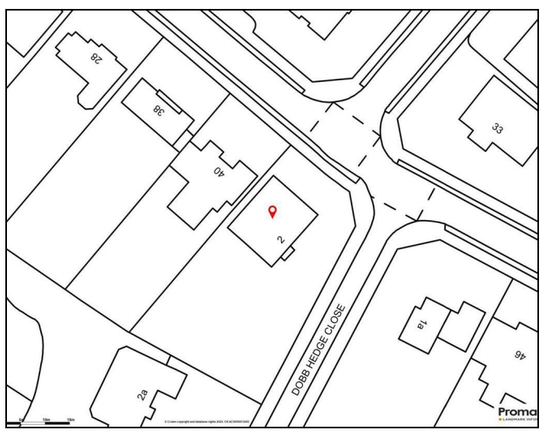
energy efficiency

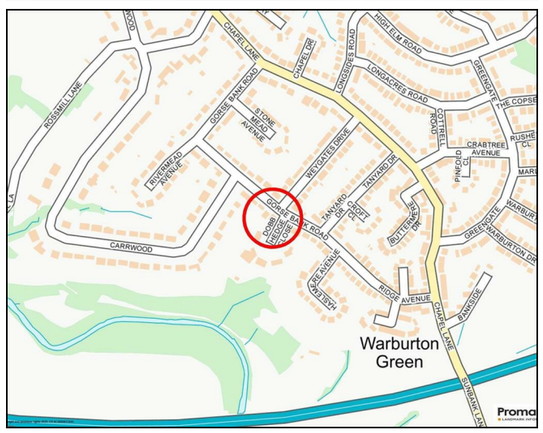
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)











overview

A SUPERBLY PROPORTIONED DETACHED FAMILY HOME, STANDING ON A FANTASTIC 0.33 ACRE, SOUTH FACING GARDEN PLOT, CLOSE TO HALE BARNS CENTRE AND WITH GREAT TRANSPORT LINKS. 3031 SQFT

Porch. Hall. WC. Home Office. Dining Hall. Lounge. Family Room. Breakfast Kitchen. Utility. Pantry. Five Bedrooms. Three Bath/Shower Rooms. Driveway. Integral Garage. South facing Garden.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A superbly proportioned Detached family home standing on a fantastic 0.33 acre plot located within this most popular part of Hale Barns within walking distance of Elmridge School, Hale Barns Square with Asda Supermarket and Costa Coffee, the Synagogues at Wicker Lane and Shay Lane in addition to Holy Angels Roman Catholic Church and All Saints Anglican Church.

The M56/M6 motorway networks providing access to Manchester, Manchester Airport and Rail Links serving the region are nearby.

The well presented property is arranged over Two Floors with the versatile accommodation extending to some 3031 square feet, providing a Hall, WC, Home Office, Three Reception Rooms, Breakfast Kitchen in addition to a Utility and Pantry to the Ground Floor and there are Five Bedrooms served by Three Baths/Shower Rooms to the First Floor.

Externally, there is a Driveway providing off road parking which returns in front of an Integral Garage. The Gardens are a particular feature with the generous plot extending to some 0.33 acre plot with paved patio area and gardens laid to lawn with well stocked borders. The Gardens are south facing and therefore enjoy a sunny aspect.

Comprising:

Entrance Hall with doors providing access to Ground Floor Living Accommodation. Dado rail surround. Window to the front elevation. Wood flooring.

Ground Floor WC fitted with a white suite, providing a wash hand basin with built in storage below and WC. Inset mirror with lighting. Tiled floor.

Home Office with window to the front elevation. Extensive built in office furniture providing a desk, drawers and display shelving. Wood flooring.

Dining Hall with wood flooring.

Lounge with windows to the front and side elevations. Impressive gas living flame fireplace. Coved ceiling. Wood flooring.

Double Doors lead to an Inner Hall with staircase rising to the First Floor Landing. Inset Velux window. Wood flooring.

Family Room with windows and doors overlooking and providing access to the extensive gardens to the rear. Wall mounted gas living flame, coal effect fireplace feature. Coved ceiling.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include a stainless steel double oven, six ring hob with extractor fan over and dishwasher. There is ample space for an American style fridge freezer. Tiled floor.

Utility Room with built in unit, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splash back. There is space and plumbing for a washing machine and tumble dryer. Wall mounted gas central heating boiler. Megaflow system.

Rear Hall with access to a walk in Pantry. A door provides access to the side of the property. Courtesy door to the Garage. Tiled floor.

Integral Garage and with up and over door. Opaque window to the side elevation. A door and window lead to a former Garage which is used as a Studio by the current vendor.

To the First Floor Landing there is access to Five Bedrooms served by Three Baths/Shower Rooms. Built in airing cupboard. Loft access point. Dado rail surround.

Principal Bedroom One with window to the front elevation. Opening to a Dressing Area with window to the side elevation enjoying views over the gardens. Built in wardrobe with sliding doors and drawers.

Ensuite Shower Room fitted with a white suite, providing an enclosed shower cubicle, wash hand basin and WC. Built in shelving. Tiling to the walls and floor. Inset Velux window.

Bedroom Two with window to the front elevation. This room enjoys an En Suite Bathroom fitted with a coloured suite, providing a bath with shower attachment over, wash hand basin and WC. Solid wood flooring. Tiling to the walls. Opaque window to the front elevation.

Bedroom Three with a window to the side elevation. Built in wardrobes provide excellent hanging and storage space.

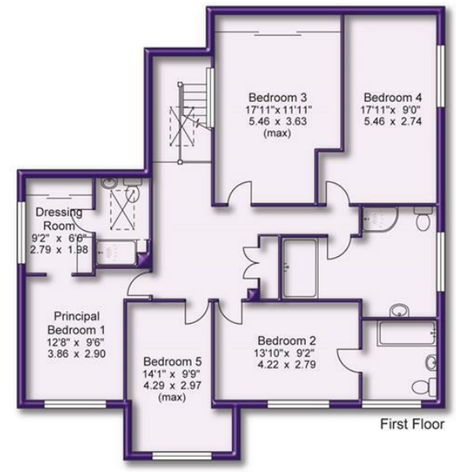
Bedroom Four with a window to the front elevation.

Bedroom Five with window to the front elevation.

The Bedrooms are served by a spacious Family Bathroom fitted with a white suite, providing a double ended jacuzzi bath with shower attachment over, enclosed shower cubicle, wash hand basin, WC and Bidet. Extensive tiling to the walls and floors. Opaque window to the front elevation.

Externally, the property sits upon a generous 0.33 acre plot with gardens to three sides. Gates lead to a Driveway providing ample off road Parking and returns in front of an Integral Garage. To the rear there is a paved patio adjacent to the back of the house accessed via the Breakfast Kitchen and Family Room. Beyond, the Gardens are laid to lawn with well stocked borders with a variety of plant, shrubs and trees and enclosed within wrought iron railings and timber fencing. The Gardens are South facing and therefore enjoy a sunny aspect.

- Freehold
- Council Tax Band G



Approx Gross Floor Area = 3031 Sq. Feet
= 281.7 Sq. Metres

