



The Coppice | Hale Barns | Altrincham | WA15 0DU

£1,250,000



SHEPPARD & CO

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- Beautifully presented detached family home
- Open plan dining kitchen plus three reception rooms
- Stunning south westerly landscaped gardens to the rear
- Quiet cul de sac position
- Catchment to the areas finest schools
- Spacious accommodation in excess of 2,500 sq ft
- Principal bedroom with ensuite
- Ample parking and double garage
- Walking distance to the Village

A beautifully remodelled and individually designed detached family home, positioned within a quiet cul-de-sac and enjoying landscaped south-westerly facing gardens to the rear.

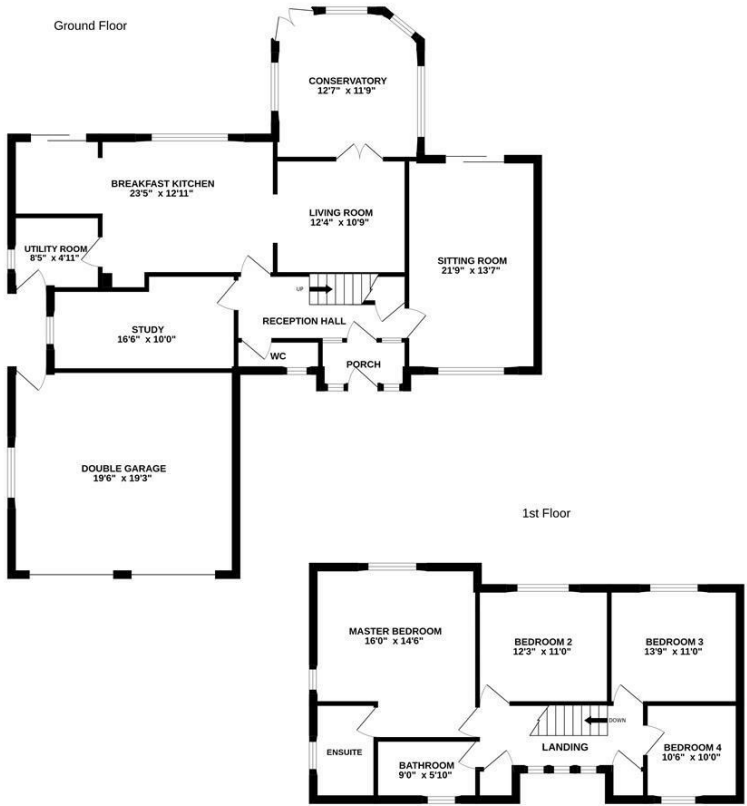
The house has been comprehensively re-planned and refurbished by the current owners to create stylish, contemporary living with quality finishes throughout, while still offering further scope to extend subject to the relevant permissions.

The ground floor opens via an enclosed porch into a welcoming entrance hall, with laminate flooring running throughout. To the front is a bright full-depth sitting room, centred around a contemporary fireplace and opening directly onto the rear terrace.

To the rear, the open-plan kitchen and dining space forms the heart of the home, fitted with sleek matt finish units, a central island with breakfast bar and a range of integrated appliances, alongside French doors opening onto the garden. This flows through to an additional living room and dining conservatory, both enjoying lovely views across the landscaped grounds.

There is also a separate family room, currently used as a home office, along with a utility room and downstairs WC completing the ground floor.

To the first floor are four generous double bedrooms, including a principal suite with fitted furniture and a beautifully finished en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom with walk-in shower.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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TOTAL FLOOR AREA: 2312sq.ft. 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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