



Gorse Bank Road | Hale Barns | Altrincham | WA15 0BG

£950,000



SHEPPARD & CO

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- Superb detached family home approaching 2,150 sq ft
- Potential to extend/redevelop subject to the relevant permissions
- Great size living room and garden room
- Stunning garden
- Spacious and versatile accommodation
- Open plan kitchen dining room
- Integral double garage
- Catchment to the areas finest schools

Positioned in one of Hale Barns' most popular residential settings, this detached family home sits on a generous, sunny plot and offers clear scope to extend, subject to the relevant permissions.

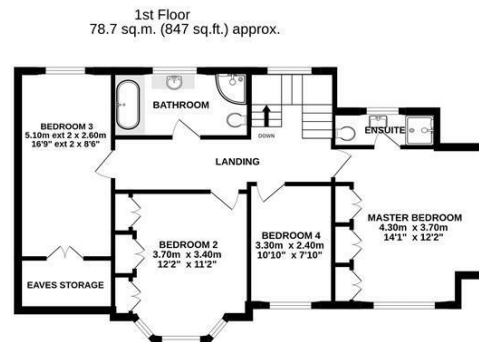
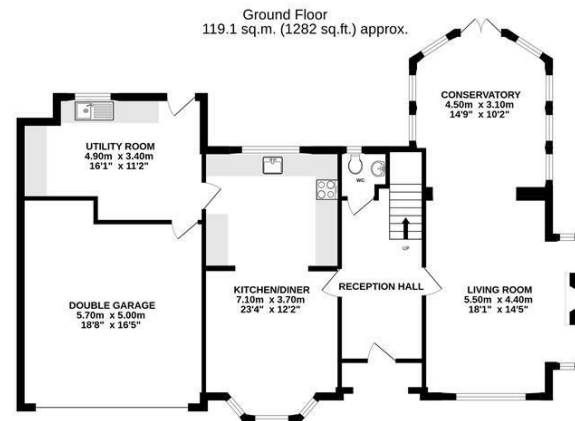
The accommodation is well balanced and comprises a welcoming entrance hall, downstairs WC and a superb living room opening through to a bright garden room overlooking the rear garden. There is also a kitchen dining room, along with a good-sized utility and integral garage completing the ground floor.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a family bathroom.

Externally, the property benefits from off-road parking to the front and a mature garden setting. To the rear is a beautifully landscaped garden, enjoying a high degree of privacy and a sunny aspect.

Hale Barns is one of the area's most sought-after residential locations, known for its village feel, green surroundings and strong sense of community. With a range of local shops, cafes and everyday amenities, it offers a more relaxed pace of life while remaining close to Hale and Altrincham.

The area is particularly popular with families, thanks to its access to highly regarded schools and excellent transport links, including easy access to the motorway network and Manchester Airport.



TOTAL FLOOR AREA : 197.8 sq.m. (2129 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	72
(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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