



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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The Gables Rossmill Lane

Hale Barns, Altrincham, WA15 0AH



£1,795,000

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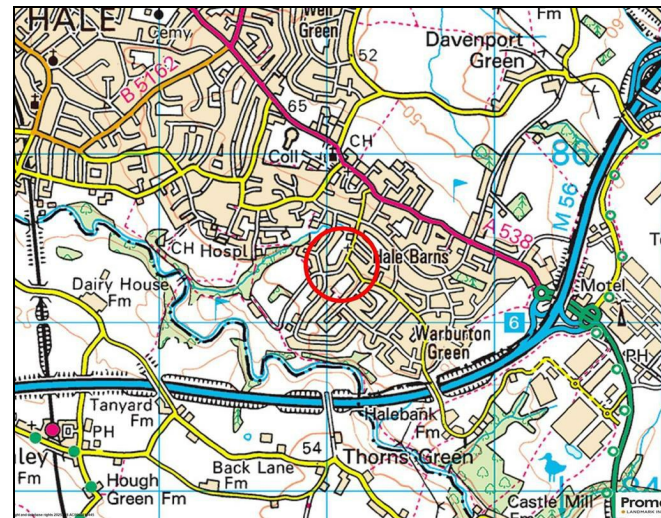
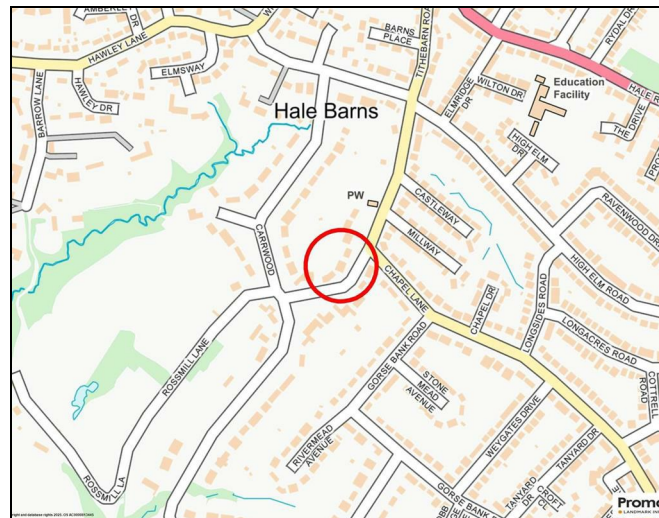
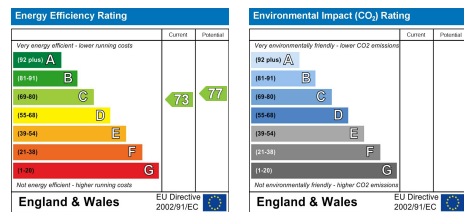


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energy efficiency

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



overview

AN IMPRESSIVE, BEAUTIFULLY PROPORTIONED AND INDIVIDUALLY DESIGNED DETACHED FAMILY HOME STANDING ON A MATURE 0.42 ACRE GARDEN PLOT IN A DESIRABLE LOCATION, CLOSE TO HALE BARNS CENTRE, EXCELLENT SCHOOLS AND TRANSPORT LINKS. 4311SQFT

Porch. Hall. 650sqft Living and Dining Room. Study. 500sqft Family Room and Breakfast Kitchen. Utility. Four Double Bedrooms. Three Bath/Shower Rooms. Driveway. Integral Double Garage. Beautiful Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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 beautifully proportioned, individually designed and built Detached family home, remodelled and constructed in circa 1998 to the current owners exact specification and positioned on a wonderful, mature Garden plot extending to approximately 0.42 of an acre.

The location on Rossmill Lane is literally just off Carrwood and therefore the property is sat among some of the most desirable properties within the whole of Cheshire.

In addition, the property is within walking distance of Hale Barns Square, with Asda and Costa Coffee, as well as excellent local schools, including St Ambrose, just a short stroll away. Places of worship nearby include the Synagogues on Wicker Lane and Shay Lane, and Holy Angels Roman Catholic Church. The M56 and M6 motorway networks are also easily accessible, providing excellent links to Manchester, Manchester Airport, and the wider region.

The accommodation is arranged over Two Floors extending to 4311 square feet, including extensive roof void storage and providing superbly sized rooms throughout.

A wide open Porch leads into an impressive Hallway and from here there is access to the Living and Dining Room which is a fantastic Double Reception Room ideal for entertaining with the Dining Area having a bay window to the front and the Living Area having two sets of French doors giving access to and enjoying aspects of the gardens. This Open Plan Living and Dining space is separated by a feature chimney breast with a gas log fire.

To the opposite side of the Hallway is a convenient downstairs Cloak Room/WC and a large Home Study or Children's Playroom.

The 500 square foot Open Plan Family Room and Breakfast Kitchen provides the hub of the household with two sets of folding doors giving access to and enjoying aspects of the gardens.

The kitchen has recently been refitted with underfloor heating and an extensive range of white, high gloss finish units arranged around a central island unit with extensive integrated appliances and incorporating a useful walk in Pantry.

Off the Kitchen is a large Utility Room which also has a door leading to the Integral Double Garage with electric door.

To the First Floor are Four fantastic Double Bedrooms served by Three Bath/Shower Rooms including Principal and Guest Bedroom Suites both with a Dressing Room or walk in wardrobes.

The Principal and Guest Bedroom Suites are particularly impressive, both of which have French doors opening up onto Juliette Balconies overlooking the gardens

The square footage of the house is easily large enough to have been configured as a Five Bedroom house, but the owners chose to enlarge the individual Bedrooms by having Four Bedrooms.

There is additional scope to extend the property perhaps over the Garage or into the Loft (subject to any necessary consents) to enhance the Bedroom space further.

Externally, the property is approached via an electric gated Entrance to a Driveway providing extensive off street parking.

The Gardens are beautifully mature with attractive trees within the boundaries of this and neighbouring properties providing excellent all year round screening and an attractive outlook from all rooms.

The rear Garden features decking across the back of the property and beyond there is a large expanse of lawn with a delightful mature backdrop.

An impressive Family home in a truly first class location and most attractively designed.

- Freehold
- Council Tax Band H



Approx Gross Floor Area = 4311.4 Sq. Feet
(Including Roof Void Storage) = 400.5 Sq. Metres
Approx Gross Floor Area = 4039 Sq. Feet
(Excluding Roof Void Storage) = 375.3 Sq. Metres

