



Elmridge Drive, Hale Barns

£495,000

Beautiful bay-fronted 3-bed semi detached in Hale Barns Village.
Spacious lounge, dining room, modern kitchen, driveway, south-east garden.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Semi-Detached Home
- Three Bedrooms
- Two Reception Rooms
- Prime Location
- No Onward Chain

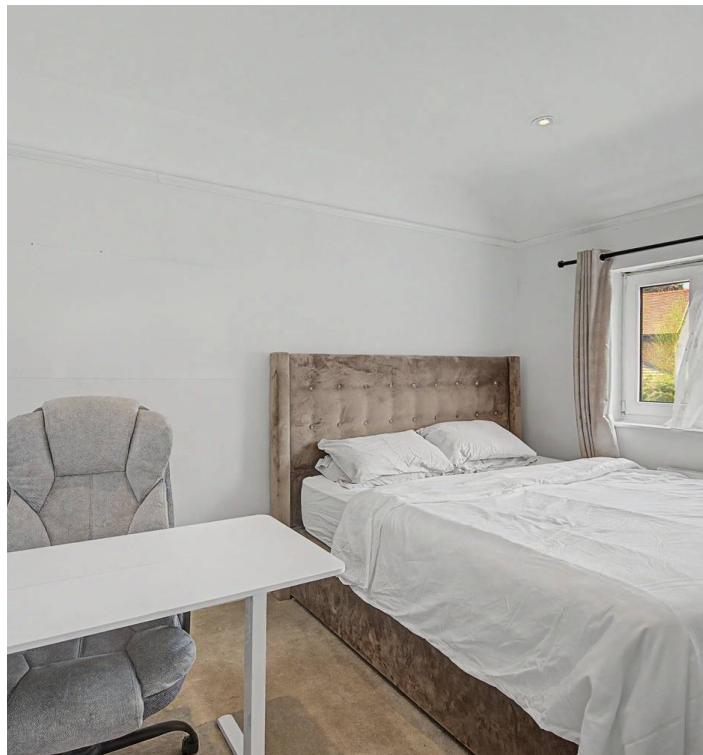


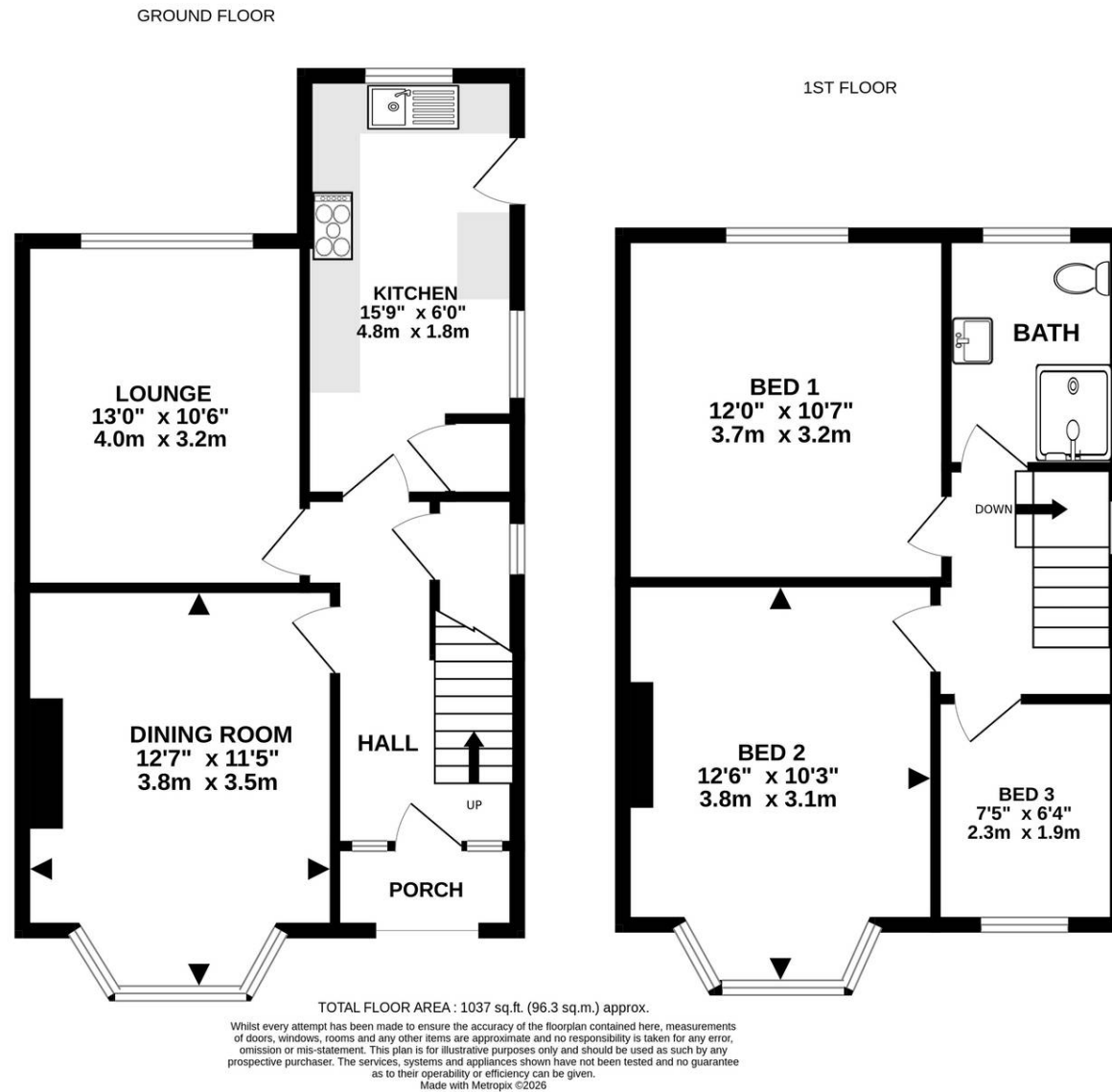
This beautifully presented bay fronted semi detached family home offers a superb blend of classic character and modern comfort, ideally positioned just moments from the heart of Hale Barns Village. The property welcomes you with a spacious entrance hall, leading to a generously proportioned lounge featuring sliding patio doors, creating a bright and inviting living space perfect for relaxing or entertaining. The separate dining room, enhanced by a striking bay window to the front elevation, provides an elegant setting for family meals or formal gatherings. The breakfast kitchen enjoys dual aspect windows to the side and rear, ensuring ample natural light throughout the day, and is thoughtfully arranged with a door providing convenient access outside.

Upstairs, the accommodation comprises three well sized bedrooms, each offering flexibility for family living, home working or guest use. The family bathroom is fitted with modern fixtures and provides a comfortable environment for daily routines. Additional features include a driveway to the front of the property, offering off street parking and a good size south east facing garden to the rear, ideal for enjoying the best of the morning and afternoon sun.

This attractive home benefits from its prime location, within a short stroll of the excellent amenities, independent shops, popular restaurants and highly regarded schools that make Hale Barns Village such a sought after destination.

An exciting opportunity for modernization and cosmetic improvement, allowing buyers to update the interiors to their own personal taste. The home also comes with granted planning permission for a substantial two-storey side and rear extension (Trafford Planning Ref: 104202/HHA/21).





Gascoigne Halman Hale

Gascoigne Halman, 176 Ashley Road - WA15 9SF

0161 929 8118 • hale@gascoignehalman.co.uk • www.gascoignehalman.co.uk/