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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 43 Green Gate

Hale Barns, Altrincham, WA15 0RR



£780,000

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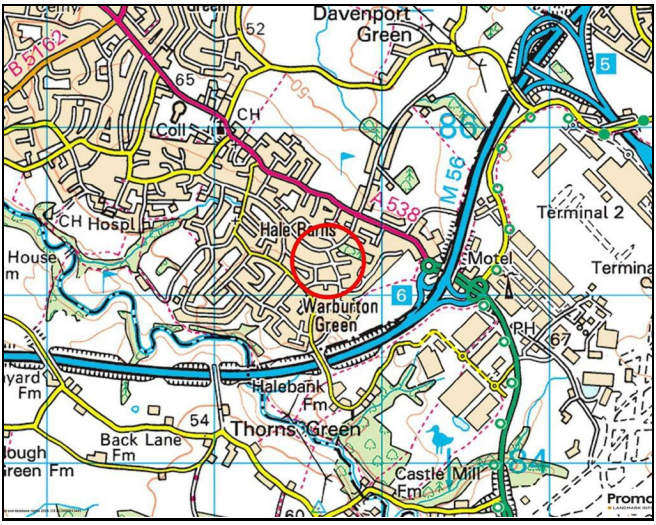
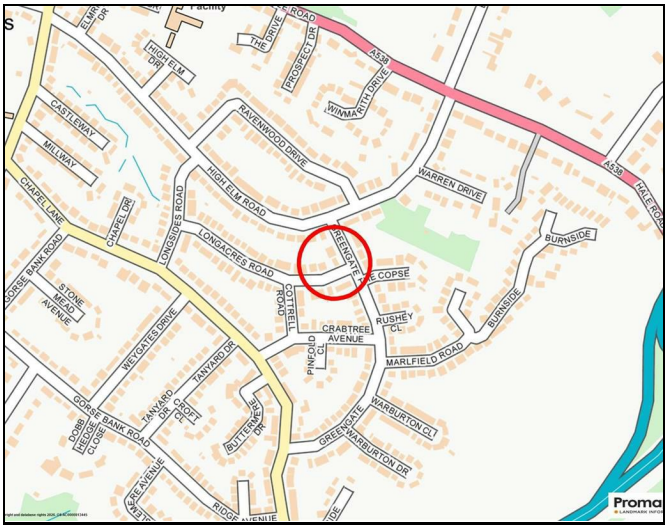
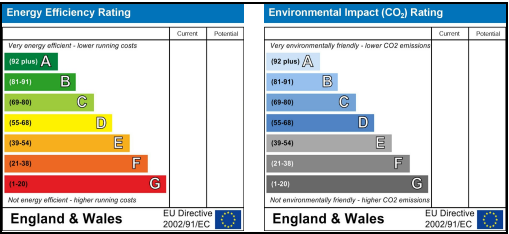
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# energy efficiency

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



# overview

A SUPERBLY PROPORTIONALLY DETACHED DORMER BUNGALOW STANDING ON AN EXCELLENT MATURE CORNER GARDEN PLOT, LOCATED IN A POPULAR NEIGHBOURHOOD CLOSE TO HALE BARNS CENTRE. 1855SQFT

Porch. Hall. Lounge. Sitting Room. Dining Kitchen. Four/Five Bedrooms. Three Bath/Shower Rooms. Driveway. Garage. 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 superbly proportionally Four/Five Bedrooms Detached Dormer Bungalow standing on an excellent, mature corner Garden plot laid to the front, side and rear and having extensive and versatile accommodation arranged over Two Floors extended approximately 1,900 square feet.

The location is excellent, within walking distance of local schools, 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. The M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are nearby.

The property is well maintained and cared for, whilst at the same time offering the opportunity for incoming purchaser to upgrade to their own specification, but as it stands provides fantastic space that is either suitable for the Bungalow buyer who needs all of their Bedrooms on the Ground Floor, or indeed for the family buyer who wants to maximise the additional First Floor space.

The property has an Entrance Porch leading to a Hall with a staircase rising to the First Floor.

Spacious Lounge with bay window to front and wood finish flooring. Opening into the 300 square foot Dining Kitchen with French doors and windows giving access to an enjoying aspect of the gardens.

The Kitchen is fitted with a range of wood fronted units with built in oven, hob, extractor fan, fridge and freezer. There is a useful Rear Porch and Utility Room with access to a Gardeners WC the Integral Garage.

To the Ground Floor are Three Bedrooms, one of which is used as a Reception Room served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

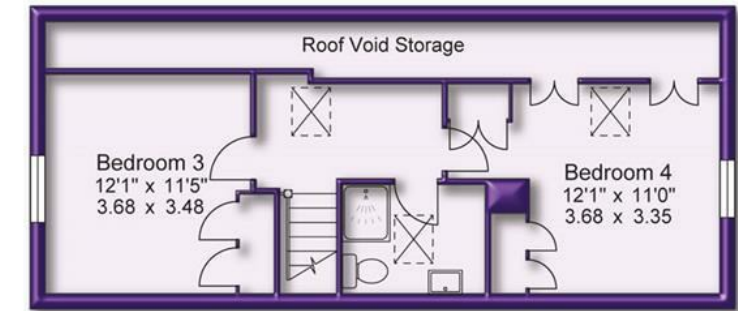
The First Floor Loft space has been converted and here there are Two further Double Bedrooms served by a Shower Room.

Externally, a Driveway provides good off street Parking and in turn leads to the attached Single Garage.

The Gardens wrap around the property to good areas of lawn, enclosed with deep maturely stocked borders, timber fencing and hedging.

A superbly sized property in a popular location.

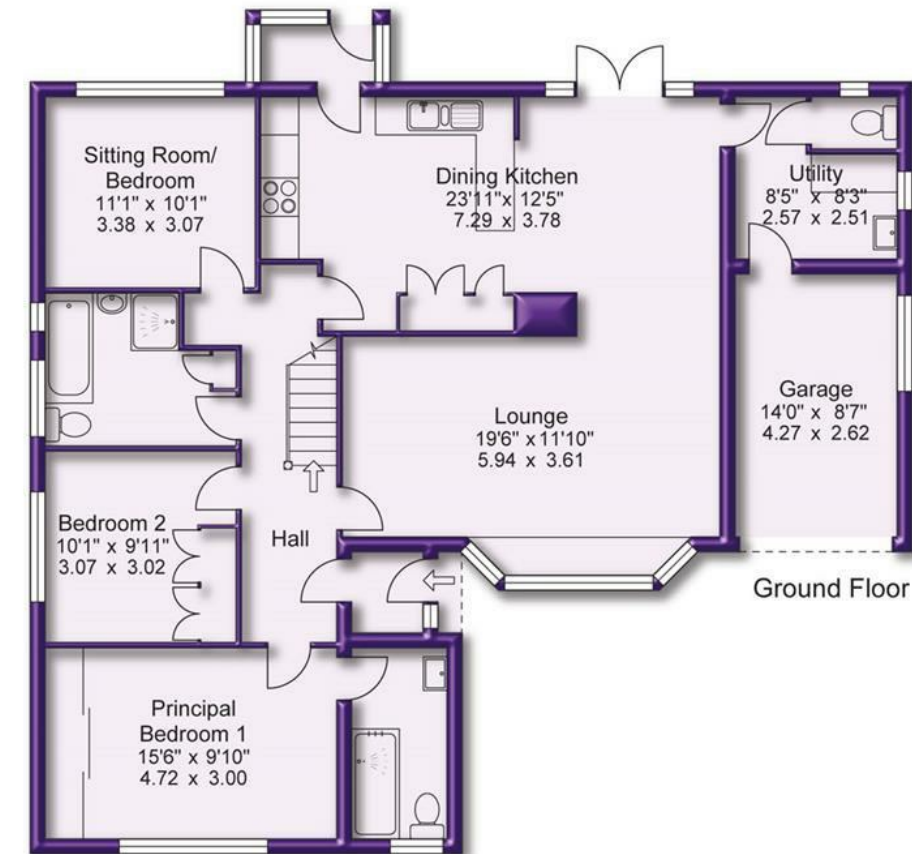
- Freehold
- Council Tax Band F



First Floor

Approx Gross Floor Area = 1855 Sq. Feet  
(Including Roof Void Storage) = 172.3 Sq. Metres

Approx Gross Floor Area = 1755 Sq. Feet  
(Excluding Roof Void Storage) = 163.0 Sq. Metres



Ground Floor