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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

33 The Mount

Hale Barns, Altrincham, WA15 8SZ



£500,000

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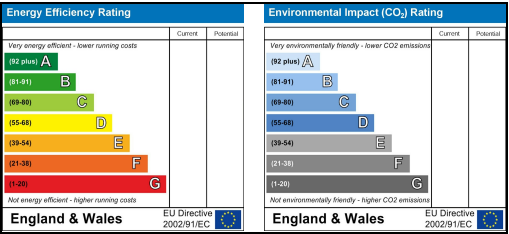
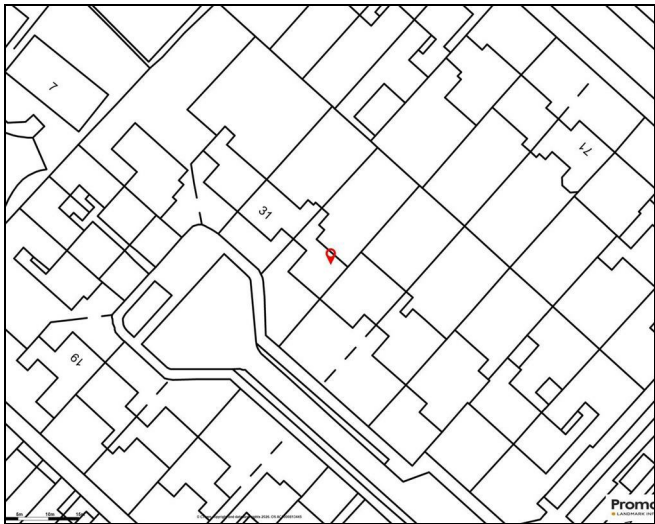
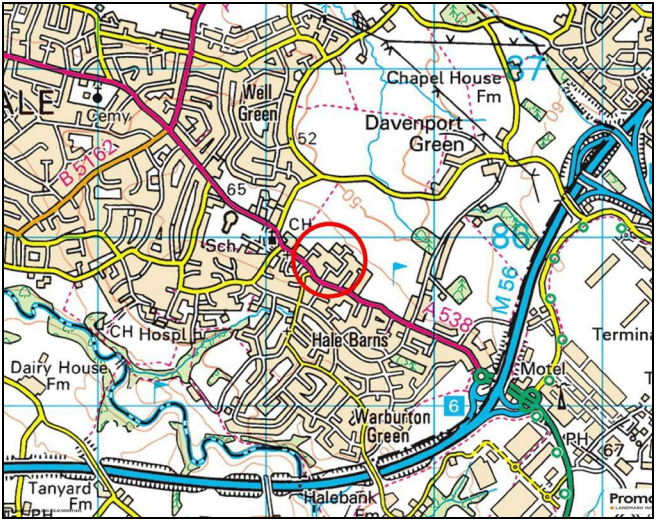
WATERSONS

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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 STUNNING, UPDATED AND IMPROVED, BAY FRONTED SEMI DETACHED FAMILY HOME WITH GOOD GARDEN AND WITH HALE BARNES VILLAGE ON THE DOORSTEP. 1076SQFT

Hall. Open Plan Lounge and Dining Room. Kitchen. Utility. Three Bedrooms. Two Shower Rooms. Driveway. Garden.



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 proportioned and beautifully presented bay fronted Semi Detached family home, situated in this popular neighbourhood with Hale Barns Village literally on its doorstep, and excellent schools and motorway links close by.

The stylish property is arranged over Two Floors with the accommodation extending to 1076 square feet, providing a Hall, Open Plan Lounge and Dining Room, Kitchen, Utility and Shower Room to the Ground Floor, served by Three excellent Bedrooms and a Family Shower Room.

Externally, there is a paved Driveway providing ample off road Parking and to the rear a good sized lawned Garden with patio area.

Comprising:

Entrance Hall with glass balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation. Opaque window to the side elevation. Built in meter cupboard. Access to useful understairs storage.

Open Plan Lounge and Dining Room. To the Living Area there is an angled bay window to the front elevation. Built in media unit with contemporary gas living flame, log effect fireplace. Display shelving built into the chimney breast recess.

To the Dining Area there is a panelled wall feature and window enjoying views over the Gardens to the rear.

Kitchen fitted with an extensive range of contemporary high gloss base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include a double oven, four ring induction hob with extractor fan over, fridge, freezer and dishwasher.

Rear Porch with tiled floor. Doors provide access to front and rear Gardens.

Ground Floor Shower Room fitted with a contemporary white suite and chrome fittings, providing an enclosed shower cubicle with electric shower, dual attachments and glazed sliding door, WC and built in sink. Opaque window to the front elevation. Extensive tiling to the walls and floor.

Utility Room with space and plumbing for a washing machine and tumble dryer. Window to the side elevation. Tiled floor.

To the First Floor Landing there is access to Three excellent Bedrooms and a Family Shower Room. Built in airing cupboard. Opaque window to the side elevation. Loft access point with pull down ladder to a boarded Loft space.

Bedroom One with window to the front elevation. Built in wardrobes provide excellent hanging and storage space.

Bedroom Two with window to the rear elevation enjoying views over the Gardens. Built in and fitted wardrobes provide excellent hanging and storage space.

Bedroom Three with window to the front elevation. Built in cabin bed, wardrobes, drawers, cupboards and display shelving.

The Bedrooms are served by a Family Shower Room fitted with a contemporary white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower, dual attachments and glazed sliding door, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Two opaque windows to the side and rear elevations.

Externally, there is a paved Driveway providing ample off road Parking. Well stocked Garden border.

To the rear, the Garden is of a good size with a paved patio area adjacent to the back of the house, accessed via a door from the Rear Porch. Beyond, the Garden is laid to lawn and enclosed within timber fencing. Timber Shed.

- Freehold
- Council Tax Band C

