



Green Gate | Hale Barns | Altrincham | WAI5 0RX

Guide price £1,200,000



SHEPPARD & CO

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- Meticulously finished detached family home
- Three versatile reception rooms
- Principle bedroom with ensuite
- Delightful private and enclosed garden
- Catchment to areas finest schools
- Spacious accommodation approaching 2,400 sq ft
- Open plan kitchen dining room
- Gated driveway with ample parking
- Impressive garden room currently used as home office

This stunning home has been remodelled and finished to an exceptional standard by the current owners, creating spacious, open-plan living across two floors.

The ground floor is centred around an impressive entrance hall with vaulted ceiling, setting the tone for the space that follows. There are three versatile reception rooms, along with a downstairs WC, utility and integral garage. Completing the ground floor is a beautifully designed open-plan kitchen and dining space, ideal for both everyday living and entertaining.

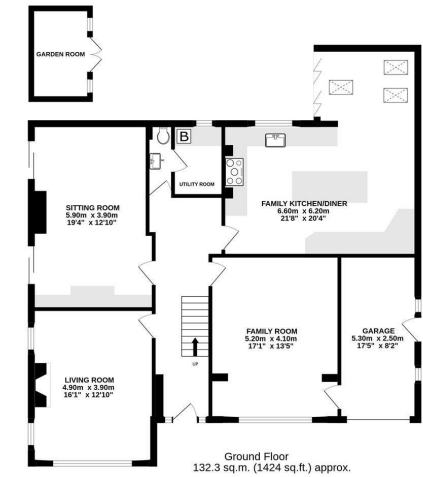
To the first floor are four generous double bedrooms, including a principal suite with en-suite, alongside a well-appointed family bathroom.

Externally, the property sits centrally within its plot and is approached via a gated driveway providing ample off-road parking and single garage. To the rear is a private, well-maintained garden, complemented by a superb garden room offering flexible use, currently set up as a home office.

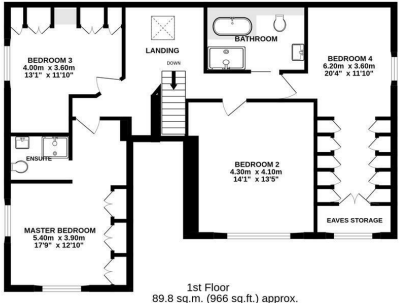
A thoughtfully designed home where space, layout and finish have all been carefully considered.

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 : 222.1 sq.m. (2390 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.
Made with floorplan 02026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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