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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

5 High Elm Drive

Hale Barns, Altrincham, WA15 0JD



£500,000

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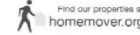


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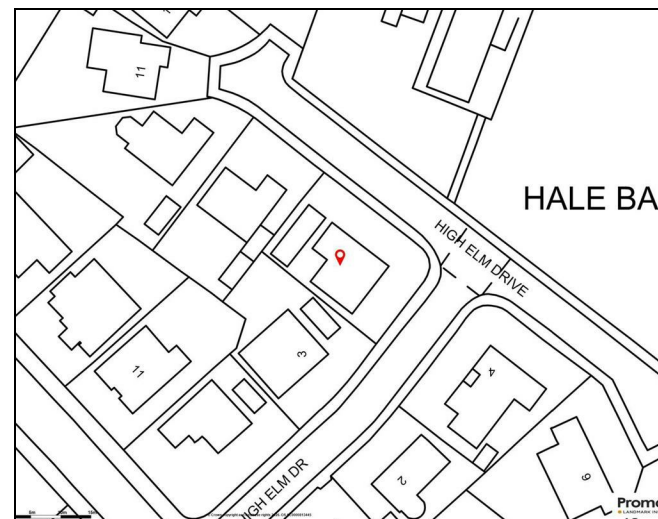
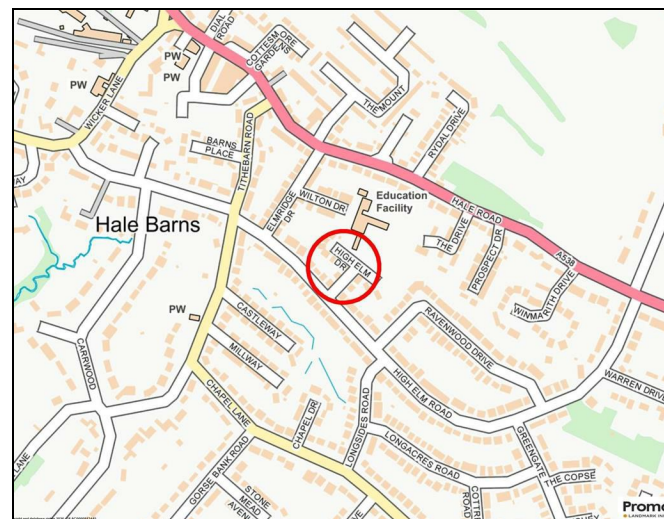
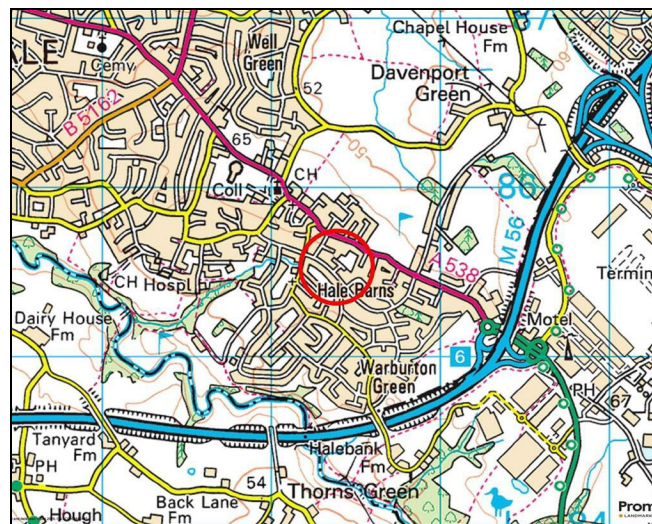


energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(02-10) A	
(81-91) B		(11-17) B	
(69-80) C		(18-27) C	
(55-68) D		(28-39) D	
(44-54) E		(35-48) E	
(31-43) F		(45-54) F	
(13-30) G		(55-64) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
(1-12)		(65-74) G	
		(75-100)	

England & Wales EU Directive 2002/91/EC



overview

A TRADITIONAL, DOUBLE FRONTED DETACHED BUNGALOW STANDING ON A DELIGHTFUL CORNER GARDEN PLOT ON A QUIET CUL-DE-SAC WITHIN A MOMENTS WALK OF HALE BARNS CENTRE. 1320SQFT

Porch. Hall. Lounge. Dining Room. Kitchen. Utility. Two Double Bedrooms. Shower Room. Driveway. Tandem Garage. Gardens. No Chain.



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 traditional double fronted Detached Bungalow enjoying a cul-de-sac position within a moment's walk of the centre of Hale Barns featuring Asda Supermarket, Costa Coffee, the Bull's Head Gastro Pub and also within walking distance of the synagogues at Shay Lane and Wicker Lane and Holy Angels Roman Catholic Church.

The well presented property extends to some 1320 square feet providing an Enclosed Porch, Entrance Hall, Lounge, Dining Room and Kitchen served by Two Double Bedrooms and a Shower Room.

Externally, there is a paved Driveway providing off road Parking, returning in front of a Tandem Garage.

The property enjoys a delightful corner plot with lawned and patio areas with well stocked borders with an outlook over Elmridge Primary School's playing fields.

This property is offered for sale with no chain.

Comprising:

Enclosed Porch. Entrance Hall with doors providing access to the Living and Bedroom Accommodation. Loft access point.

Lounge with bay window to the front elevation enjoying views over the Gardens. Attractive gas living flame coal effect fireplace feature. Additional window to the side elevation. Coved ceiling.

Dining Room with wide window to the rear elevation, enjoying views over the delightful gardens. Coved ceiling.

Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include an oven, grill, four ring hob and dishwasher. Windows to the side and rear elevations.

Rear Porch with door providing access to a paved Courtyard to the rear.

Utility Room with opaque window to the rear elevation. Space and plumbing for a washing machine.

Bedroom One with a wide bay window to the front elevation. Built in wardrobes provide excellent hanging and storage space. Additional window to the side elevation.

Bedroom Two with window to the rear. Additional window to the side elevation. Built in wardrobes provide excellent hanging and storage space.

The Bedrooms are served by a Shower Room fitted with a white suite and chrome fittings, providing an enclosed double width shower cubicle with electric shower and glazed sliding doors, wash hand basin and WC. Tiling to the walls. Opaque window to the rear elevation. Built in airing cupboard housing a wall mounted gas central heating boiler.

Externally, there is a Driveway providing off road Parking, returning in front of a Tandem Garage with up and over door.

The Gardens are a particular feature, enjoying a corner plot, with lawned Gardens to two sides with well stocked borders with a variety of plants, shrubs and trees.

This property is offered for sale with no chain.

- Freehold
- Council Tax Band F

Approx Gross Floor Area = 1320 Sq. Feet
(Including Garage) = 122.6 Sq. Metres

Approx Gross Floor Area = 964 Sq. Feet
(Excluding Garage) = 89.5 Sq. Metres

