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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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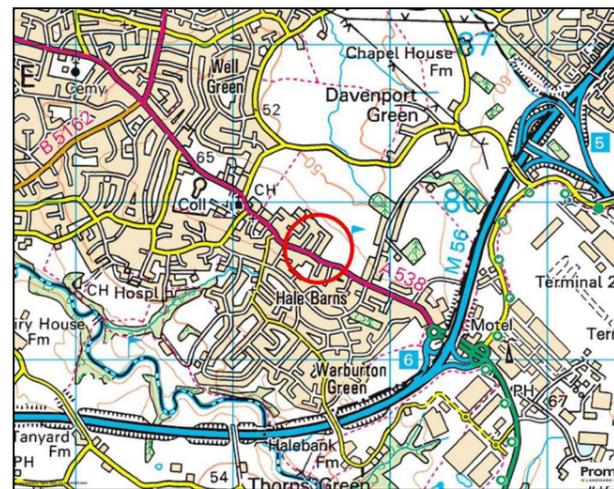
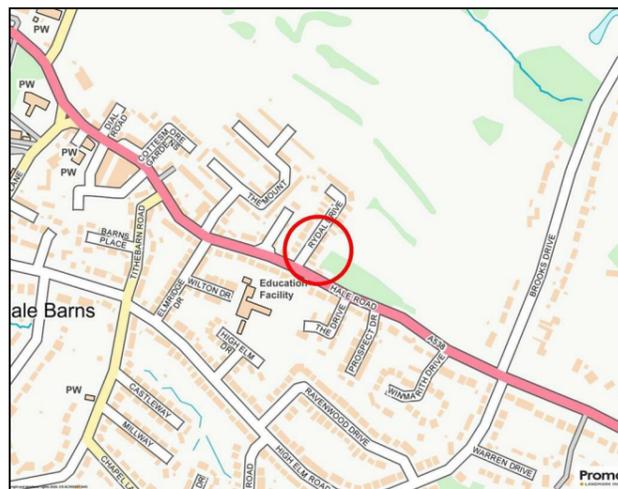
INDEPENDENT ESTATE AGENTS



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		(82-91) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(19-34) E	
(21-38) F		(11-18) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



overview

A STYLISH, EXTENDED AND REMODELLED BAY FRONTED SEMI DETACHED FAMILY HOME SET IN A SUPERB POSITION BACKING ONTO WOODLAND AND THE FAIRWAYS OF RINGWAY GOLF COURSE, WITH OPEN VIEWS TO THE REAR, IDEALLY LOCATED FOR EXCELLENT SCHOOLS, HALE BARNES SQUARE, AND TRANSPORT LINKS. 1845Sqft

Hall. WC. Cloaks. Lounge. 450sqft Live In Dining Kitchen. Utility. Four Double Bedrooms. Two Bath/Shower Rooms. Driveway. Sunny aspect Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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 superb, traditional bay fronted Semi Detached family home which has been extended and remodelled to create a truly stylish property with extensive accommodation arranged over Three Floors including the Loft Conversion extending to approximately 1800 square feet and enjoying a fabulous position backing onto woodland and the fairways of Ringway Golf Course with delightful views of the same.

As such, the property is positioned and located within walking distance of excellent 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.

To the Ground Floor there is an attractive Hall with parquet flooring and a Cloakroom and WC off.

A spacious Lounge has a shuttered bay window to the front, wood finish flooring and custom built cabinets.

Fantastic 450 square foot open plan family Living Room and Dining Kitchen with underfloor heating throughout, two sets of folding doors onto the gardens and features a central open ethanol fireplace feature dividing the Living and Dining Areas.

This Kitchen Area is fitted with a range of custom built, painted finish wood fronted units arranged around a central island unit incorporating breakfast bar with integrated oven, combination microwave oven, five ring gas hob, dishwasher and larder fridge and freezer units. Integrated ceiling speakers.

Utility Room with door to a large led to Garden Store.

Over the Two Upper Floors are Four excellent Bedrooms, Three Doubles and a large Single all with built in wardrobes served by Two stylishly appointed Bath/Shower Rooms.

The Second Floor Principal Bedroom created via the Loft Conversion enjoys the fabulous view to the rear. In addition, there is extensive under eaves storage space within this area.

Bedroom One to the First Floor enjoys the feature of French doors onto a Balcony enjoying the open aspect to the rear.

Externally, the front of the property has been block paved to provide off street Parking, whilst to the rear, there is a composite decked sitting area accessed via the folding doors from the Live In Kitchen. Beyond, the Garden is of a good size, laid to lawn, enclosed within timber fencing and hedging and enjoying the lovely backdrop of woodland and Golf Course beyond. The Garden benefits from a South East facing aspect enjoying the sun throughout the day.

An exceptional family home in a first class location.

- Freehold
- Council Tax Band E

