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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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INDEPENDENT ESTATE AGENTS

# 50 High Elm Road

Hale Barns, Altrincham, WA15 0HU



£780,000

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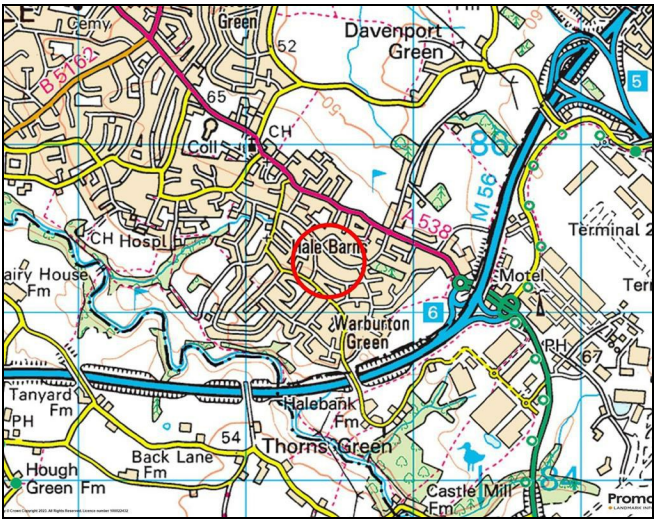
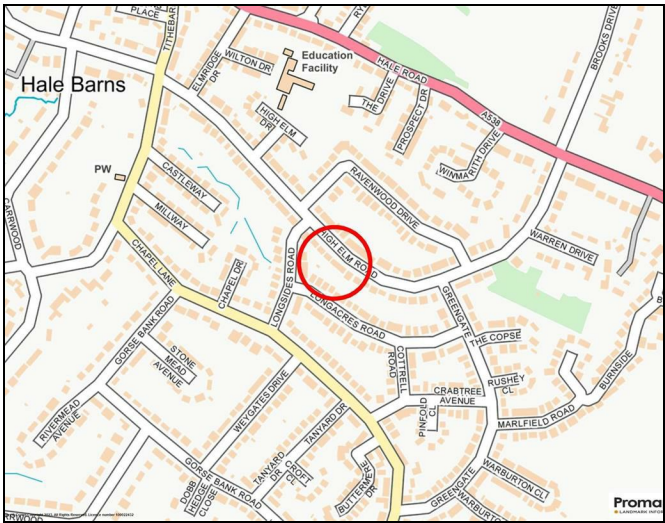
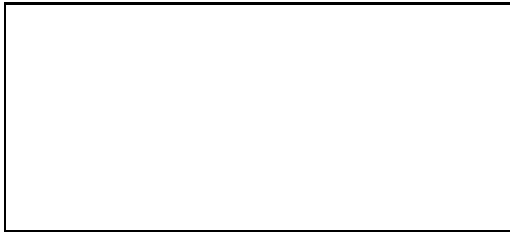
**W**  
**WATERSONS**

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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 WONDERFUL OPPORTUNITY TO ACQUIRE A CARED FOR DETACHED FAMILY HOME WITH ENORMOUS POTENTIAL TO UPDATE AND EXTEND WITH SUNNY ASPECT MATURE GARDEN PLOT. 1505 SQFT

Hall. WC. Lounge. Dining Room. Garden Room. Kitchen. Three Bedrooms. Bathroom. Separate WC. Driveway. 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 wonderful opportunity to acquire this cared for Detached family home with enormous potential to update, extend, improve or remodel altogether, standing on a mature Garden plot on this desirable road in Hale Barns.

The location is ideal, within walking distance of Hale Barns Square with Booths Supermarket and Costa Coffee, Shay Lane and Wicker Lane Synagogues and Holy Angels Roman Catholic Church, in addition to excellent Schools including Elmridge Primary School. The M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are also nearby.

The accommodation extends to some 1505 square feet providing a Hall, WC, Lounge, Dining Room, Garden Room and Kitchen to the Ground Floor and there are Three good sized Bedrooms, Bathroom and Separate WC to the First Floor.

Externally, there is a Driveway providing off road Parking, returning in front of an Integral Garage and to the rear, well maintained lawned Gardens enjoying a high degree of privacy. The Garden is south facing therefore enjoys a sunny aspect.

This property is offered for sale with no chain.

Comprising:

Recessed Porch with tiled floor and window to the side elevation. Entrance Hall with doors providing access to the Ground Floor Living Accommodation. Access to useful under stairs storage.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Two opaque windows to the rear elevation. Tiled wall and floor.

Lounge with window to the front elevation. Tiled fireplace feature.

Glazed doors lead to a Garden Room with windows and door overlooking and providing access to the gardens beyond.

Dining Room with window to the front elevation.

Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel, one and a half bowl sink and drainer unit with mixer tap and tiled splashback. Integrated stainless steel double oven and four ring gas hob. There is space for additional kitchen appliances. Window to the rear elevation.

Rear Hall with door providing access to the Gardens to the rear. Storage cupboard with wall mounted Worcester Bosch gas central heating boiler fitted in 2021. Courtesy door to the Garage with two windows to the side elevation.

To the First Floor Landing there is access to Three good sized Bedrooms served by a Family Bathroom and Separate WC. Loft access point. Opaque window to the front elevation. Built in airing cupboard.

Bedroom One enjoying a dual aspect with windows to both the front and rear elevations. Built in wardrobes providing ample hanging and storage space.

Bedroom Two with window to the front elevation.

Bedroom Three with window to the rear elevation. Built in wardrobe.

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a bath with electric shower over and wash hand basin with built in storage below. Opaque window to the rear elevation. Part tiled walls.

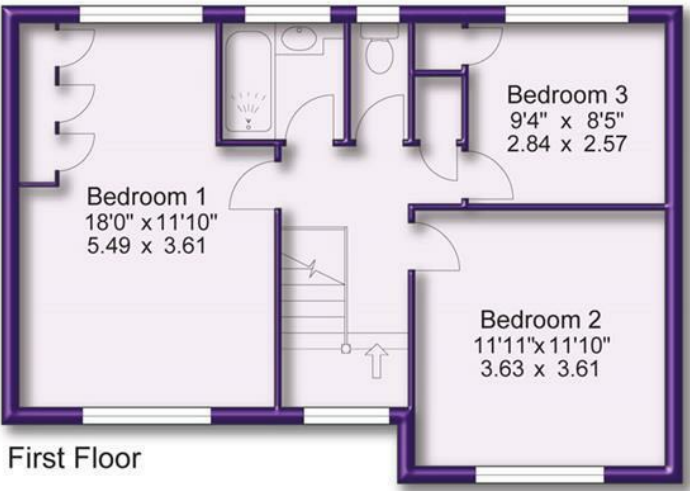
Separate WC with opaque window to the rear elevation. Part tiled walls.

Externally, there is a paved Driveway providing off road Parking and returning in front of the Integral Garage. There is a lawned Garden frontage with well stocked borders with a variety of plants, shrubs and trees.

To the rear, there is a patio adjacent to the back of the house accessed via the Garden Room and Rear Hall. Beyond, the Garden is of a good sized, laid to lawn with well stocked borders with a variety of plants, shrubs and trees providing excellent screening and a high degree of privacy. The Garden is south facing therefore enjoys a sunny aspect.

This property is offered for sale with no chain.

- Freehold
- Council Tax Band F



Approx Gross Floor Area = 1505 Sq. Feet  
= 139.8 Sq. Metres

