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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



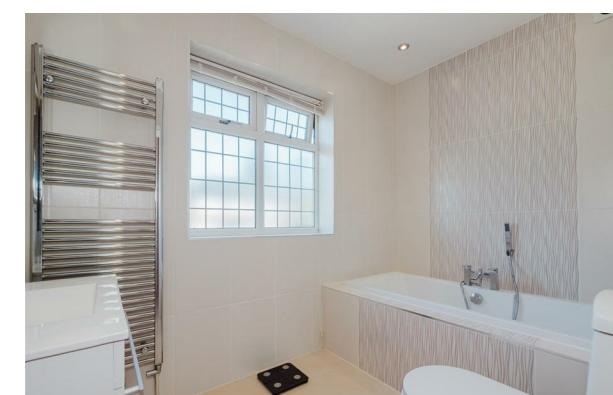
INDEPENDENT ESTATE AGENTS

7 Rivershill Gardens

Hale Barns, Altrincham, WA15 0AZ



£795,000





National Association of
Estate Agents

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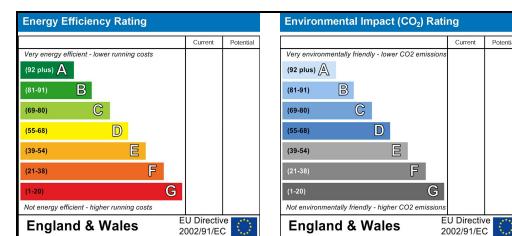
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energy efficiency

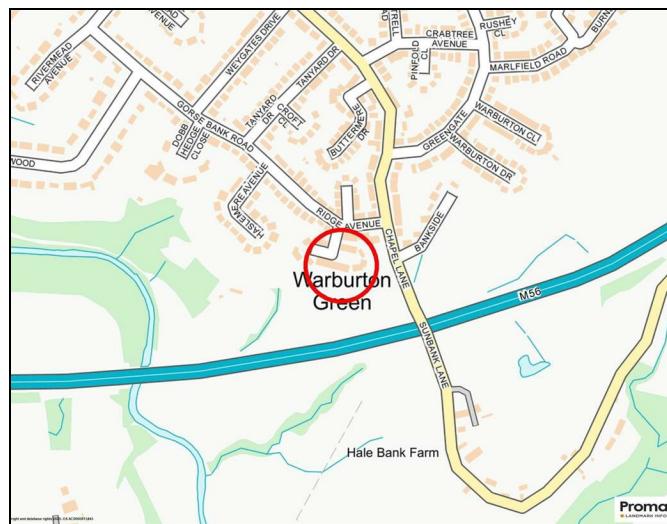
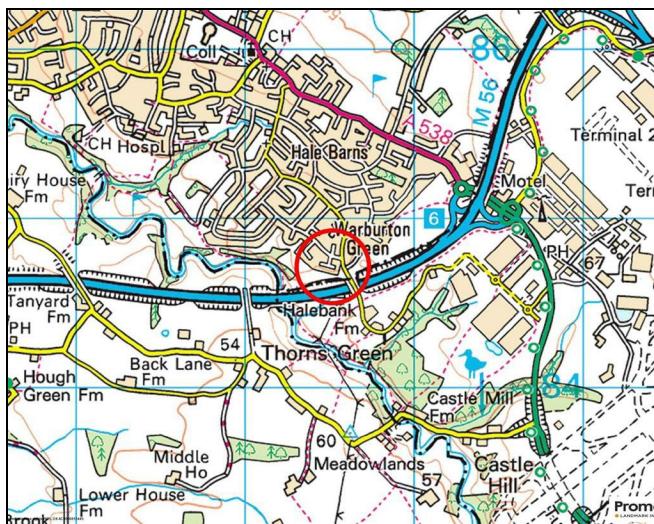
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

AN EXCELLENT DETACHED FAMILY HOME ON A LOVELY ELEVATED GARDEN PLOT WITH ASPECTS TOWARDS OPEN FIELDS AND WITHIN WALKING DISTANCE OF HALE BARNS AND ELMRIDGE SCHOOL. 1944sqft

Porch. Hall. Cloaks/WC. 350sqft Living and Dining Room. Family Room. 250sqft Breakfast Kitchen. Four Double Bedrooms. Three Baths/Shower. Double length Garage with Utility Area. Superb Garden plot.



in detail

A superbly sized, attractively designed, traditional Detached Family Home enjoying a cul-de-sac position on an elevated plot enjoying excellent views across the large Garden and towards the open fields beyond.

The property offers family accommodation arranged over two floors extending to just under 2000 square feet including a large Garage and is ready to move into, but at the same time offers potential to the incoming purchaser to update and improve.

There is a spacious Living and Dining Room to the Ground Floor in addition to a Family Room and Breakfast Kitchen, whilst to the First Floor are Four Double Bedrooms all with built-in wardrobes served by Three well-appointed Bath/Shower Rooms – Two being En Suite.

Externally, the front of the property provides off street parking leading to the double length Garage that has a useful Utility Area to the far end. The Gardens as previously described are a really fantastic feature with tiered lawned and patio areas, profusely stocked and with an attractive backdrop.

Comprising:

Entrance door to Entrance Porch.

Hall with wood-finish flooring. Staircase to the First Floor and doors opening to the Ground Floor Accommodation, Ground Floor WC and Cloak Room.

350 square foot through Living and Dining Room. A superbly proportioned room with a continuation of the wood flooring with the Dining Area having a window to the front and the Living Area having patio doors giving access to and enjoying aspects to the Gardens. Fireplace feature.

Family Room currently utilised as a Home Study, again with wood flooring and custom-built cabinets and shelving and with French doors and windows giving access to and enjoying aspects to the Gardens.

250 square foot through Breakfast Kitchen with the Breakfast Area having windows to the front and side. The Kitchen Area overlooks the rear Garden and is fitted with a range of wood fronted units with stainless-steel free-range cooker with extractor fan over. Integrated microwave and freestanding American-style fridge freezer that may be available to the incoming purchaser subject to negotiation. Built-in dishwasher.

A door leads through to the attached double length Garage with Utility Area with space for a washing machine and dryer to the far end.

First Floor Landing with doors leading to the Bedrooms and the Family Bathroom.

Principal Bedroom One with window to the front. Built-in wardrobes and served by the well-appointed En Suite Shower Room.

Bedroom Two with windows to the rear and side. Built-in wardrobes and En Suite Shower Room.

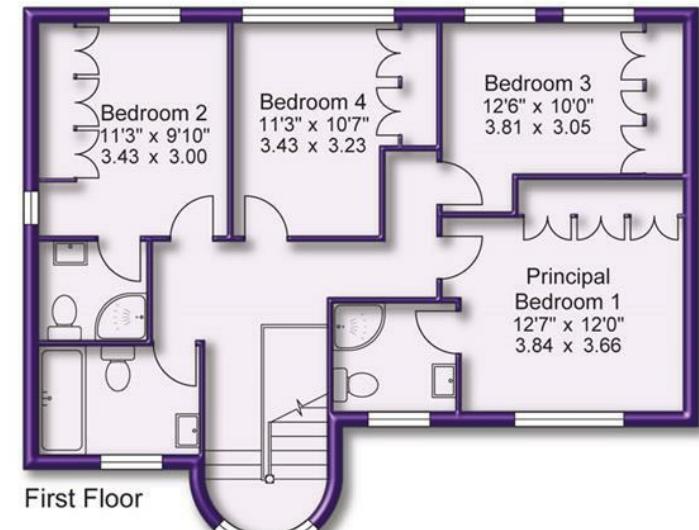
Bedroom Three with two windows overlooking the rear. Built-in wardrobes.

Bedroom Four with a window to the rear. Built-in wardrobes.

The Bedrooms are further served by the recently re-fitted Family Bathroom.

An excellent family home on a great plot.

- Freehold
- Council Tax Band F



Approx Gross Floor Area = 1944 Sq. Feet
(Including Garage) = 180.6 Sq. Metres

Approx Gross Floor Area = 1730 Sq. Feet
(Excluding Garage) = 160.7 Sq. Metres

