



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



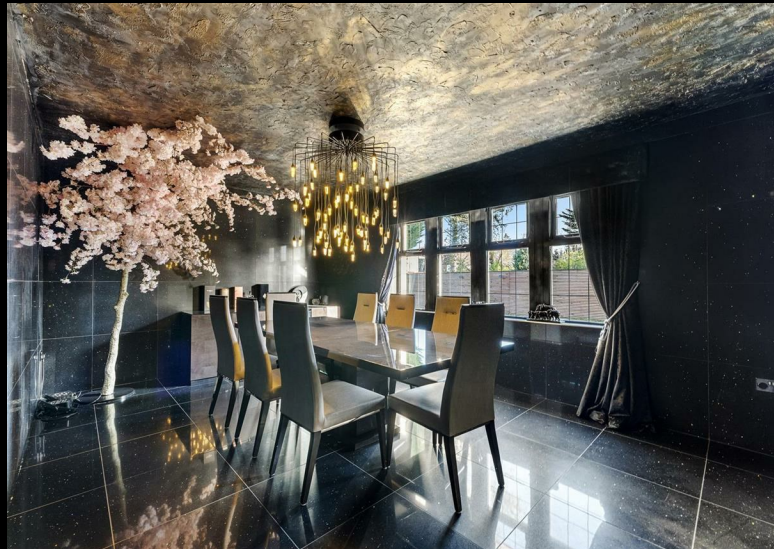
INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

460 Hale Road
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£1,750,000
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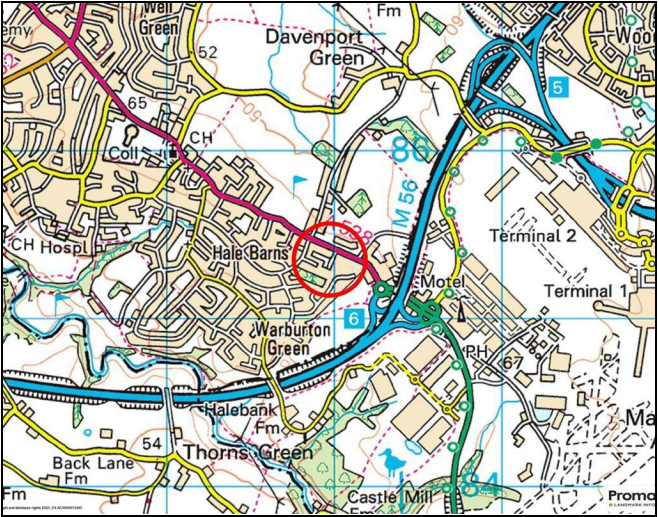
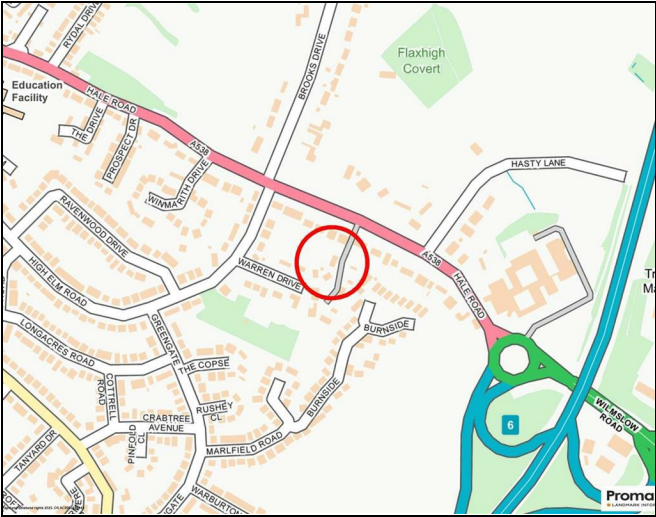
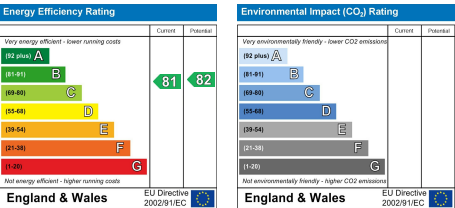


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energy efficiency

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



overview

AN IMPRESSIVE, SUPERBLY PROPORTIONED AND PRESENTED MODERN DETACHED FAMILY HOME IN THIS DESIRABLE NEIGHBOURHOOD WITHIN WALKING DISTANCE OF HALE BARNES CENTRE AND CLOSE TO EXCELLENT TRANSPORT LINKS. 5227SQFT

Porch. Hall. WC. Lounge. Dining Room. Study. 460 sqft Live In Breakfast Kitchen. Utility. Five/Six Double Bedrooms. 500 sqft Principal Bedroom Suite. Gym. Four Bath/Shower Rooms. Gated Driveway. Double Garage. South facing Garden.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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 beautifully proportioned and appointed modern Detached family home built by Egerton Estates circa 2010, with impressive high gabled timbered and rendered elevations with attractive leaded windows and stone finish sills all under a pitched slate roof.

The property forms part of a small Gated Development of just Three properties, well set back by some 60 metres from Hale Road, accessed through a Private Driveway to a remote control Gated Entrance. This then returns to 460 Hale Road which is the first of the three properties.

The property is perfectly positioned within walking distance of Shay Lane Synagogue, Holy Angels RC Church and Hale Barns Village with Asda supermarket and Costa Coffee. Furthermore, the property has access to the M56 and M6 motorway networks on the doorstep serving the region and with easy access to Manchester Airport.

The property offers superb accommodation arranged over Three Floors extending to approximately 5200 square feet providing Three Reception Rooms to the Ground Floor including a Live In Dining Kitchen and these rooms are in addition to a Home Study and Utility Room.

Over the Two Upper Floors are up to Six Double Bedrooms served by Four Bath/Shower Room facilities, Two being En Suite to Guest and Principal Bedrooms and One being a 'Jack and Jill' En Suite facility.

A spacious Hall with polished tiled flooring features an impressive oak finish spindle balustrade staircase returning through the floors. The Main Lounge enjoys almost full height and width windows and French doors overlooking the Gardens whilst the Dining Room has natural wood flooring. The Study is also ideal as an informal Sitting Room.

The Live In Breakfast Kitchen is a fantastic day to day informal family living space with a continuation the polished tiled flooring and is fitted with an extensive range of high gloss, walnut effect units with granite worktops over and integrated appliances to include: a stainless steel Neff oven and combination microwave oven, Neff five ring gas hob with stainless steel and glass extractor fan over, integrated dishwasher and fridge unit. An adjacent fitted Utility Room further serves the Kitchen.

The Bedrooms over the Two Upper Floors are all fabulously proportioned rooms. The Principal Bedroom Suite of Bedroom, Dressing Room and En Suite Bathroom extends to some 500 sq ft with the En Suite Bathroom being beautifully appointed with branded fittings by Villeroy & Boch, Hansgrohe and Geberit providing: a double ended bath, double shower area, 'his and her' wash hand basins and WC.

The Guest Double Bedroom also enjoys a stylish En Suite facility with branded fittings whilst Two further Double Bedrooms at First Floor Level share a 'Jack and Jill' En Suite Shower Room with Wet Room style shower area and again with branded Villeroy & Boch fittings.

To the Second Floor are Two fantastic Bedrooms extending to some 250 sq ft each located under the eaves of the property with attractive sloping ceilings, opening to gable end windows. One room is used as a comprehensive Fifth Guest Double Bedroom whilst the Sixth Bedroom is currently utilised as a Games Room and Home Gym.

These Bedrooms are served by the Fourth Bathroom, again stylishly appointed with a Villeroy & Boch suite and full bath and shower over. There is extensive under eaves storage space throughout the whole of the Second Floor.

To the front of the property is a stone paved driveway leading to the Integral Double Garage. The property stands on a good Garden plot laid to front, both sides and the rear, the rear enjoying a particularly wide expanse of lawn and having stone paved path and patio areas returning across the whole of the back of the house.

The Garden is enclosed with mature bushes, trees and plants providing excellent all year round screening and provides a most attractive outlook across mature trees within the boundaries of neighbouring properties.

Overall, a beautifully proportioned and appointed family home in a first class location.

- Freehold
- Council Tax Band H

