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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

1 Cottesmore Gardens

Hale Barns, Altrincham, Cheshire, WA15 8TS



£985,000

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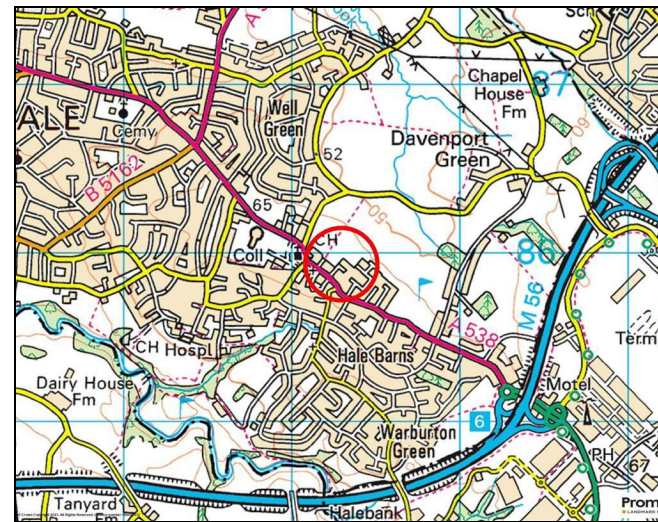


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A SUPERBLY PROPORTIONED, BEAUTIFULLY PRESENTED MODERN DETACHED FAMILY HOME LOCATED IN THE HEART OF HALE BARNES VILLAGE AND FEATURING A DELIGHTFUL REAR GARDEN ENJOYING FAR REACHING VIEWS OVER RINGWAY GOLF COURSE. 2524SQFT

Hall. WC. Lounge. Family Room. Open Plan Live In Dining Kitchen. Utility Room. Four Double Bedrooms. Two Bath/Shower Rooms. Driveway. Double Garage. Delightful Garden.



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 superbly proportioned modern Detached family home located in the heart of Hale Barns, walking distance to Booths Supermarket, Costa Coffee, Shay Lane and Wicker Lane Synagogues and Holy Angels Roman Catholic Church, in addition to excellent Schools. The M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are nearby.

The beautifully presented property is arranged over Two Floors with the accommodation extending to some 2524 square feet providing an Entrance Hall, WC, Lounge, Family Room, Open Plan Live In Dining Kitchen and Utility to the Ground Floor and Four Double Bedrooms served by Two Bath/Shower Rooms to the First Floor with the Principal Bedroom enjoying an En Suite Shower Room and access to a Roof Terrace.

Externally, there is a paved Driveway providing ample off road Parking, returning in front an Integral Double Garage and to the rear delightful Gardens which enjoys far reaching views over Ringway Golf Course.

Comprising:

Entrance Hall with doors leading to the Ground Floor Living Accommodation. A glass balustrade staircase rises to the First Floor Landing. Access to useful downstairs storage.

Ground Floor WC fitted with a contemporary white suite and chrome fittings, providing a wash hand basin and WC. Opaque window to the rear elevation. Built in cupboards providing excellent storage.

Superbly proportioned Lounge enjoying a dual aspect with window to the front elevation and French doors overlooking and providing access to the Gardens to the rear.

Family Room with window to the front elevation.

Impressive Open Plan Live In Dining Kitchen with a part vaulted ceiling making this a naturally light and bright space. Bi-fold doors overlook and provide access to the gardens and enjoy delightful views over the golf course beyond.

The Kitchen Area is fitted with an extensive range of base and eye level units with concealed lighting and granite worktops over, inset into which is a stainless steel, one and a half bowl sink and drainer unit with mixer tap over. There is space for kitchen appliances. Two windows to the side elevation. Courtesy door to the Integral Double Garage.

Utility Room with part vaulted ceiling and inset Velux window and a glazed window enjoys views over the gardens and golf course beyond. There are a range of white high gloss base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. There is space and plumbing for a washing machine and dryer.

To the First Floor Landing there is access to Four Double Bedrooms served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom. A window to the rear enjoys delightful views over the golf course. Loft access point with pull down ladder.

Principal Bedroom One enjoying a dual aspect with window to the rear overlooking the golf course and French doors lead to a roof terrace enjoying the same views. There are built in wardrobes with sliding doors providing excellent hanging and storage space.

This room is served by an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing a walk in wet room style shower with dual attachments over and glazed screen, wash hand basin and WC. Opaque window to the rear elevation. Extensive tiling to the walls and floor. Underfloor heating.

Bedroom Two with window enjoying views over the golf course. Built in wardrobes with sliding doors providing hanging and storage space.

Bedroom Three with window to the front elevation. Built in wardrobes with sliding doors.

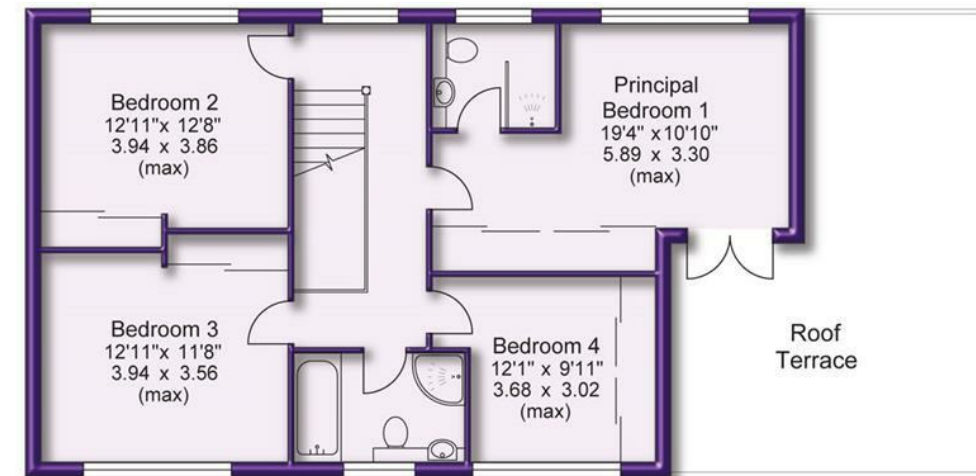
Bedroom Four with window to the front elevation. Built in wardrobes with sliding doors.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath, separate enclosed shower cubicle with dual attachments and glazed screen, wash hand basin with built in storage below and WC. Opaque window to the front elevation. Extensive tiling to the walls and floor.

Externally, there is a paved Driveway providing ample off road Parking, returning in front of an Integral Double Garage. Lawned Garden frontage.

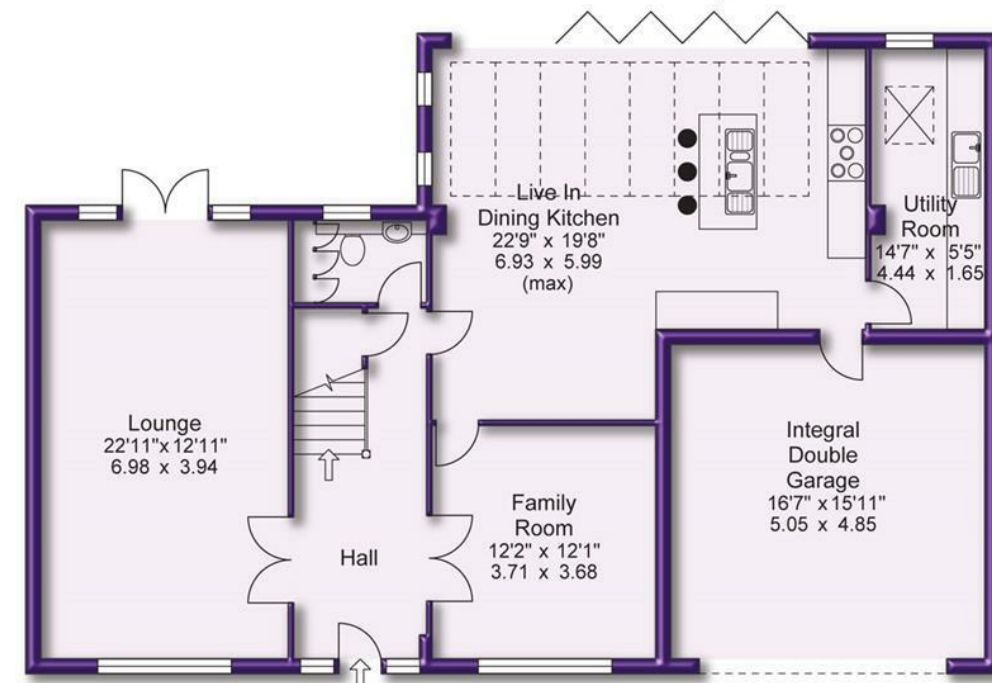
To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Open Plan Live In Dining Kitchen. The Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees in addition to a decked patio area enclosed within timber fencing with a gate providing access to the golf course.

- Freehold
- Council Tax Band G



First Floor

Approx Gross Floor Area = 2524 Sq. Feet
(Including Roof Terrace) = 234.48 Sq. Metres
Approx Gross Floor Area = 2218 Sq. Feet
= 206.05 Sq. Metres



Ground Floor