



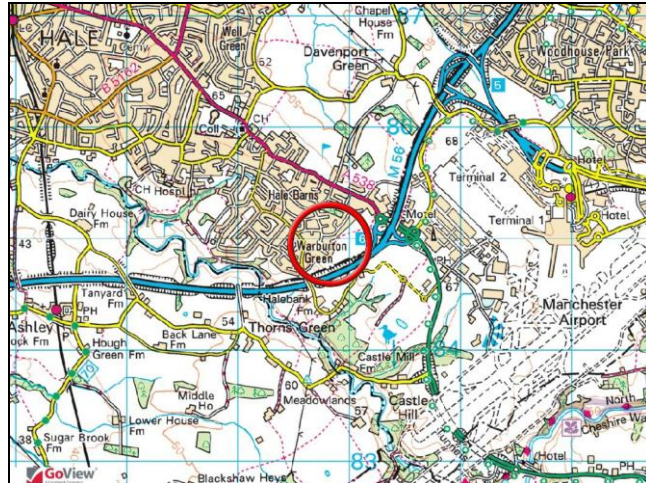
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INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, turning right at the crossings into Victoria Road. At the end of Victoria Road, turn right onto Hale Road and continue along Hale Road to Hale Barns Village towards the M56 motorway junction. Take a right turn into High Elm Road and second left turn into Green Gate. From Green Gate turn left in to Warburton Close and the property will be found towards the end on the left hand side.



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
England & Wales		EU Directive 2002/91/EC	74

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions	A (10-15)		
B (16-20)			
C (21-25)			
D (26-30)			
E (31-35)			
F (36-40)			
Not environmentally friendly - higher CO2 emissions	G (41-45)		
England & Wales		EU Directive 2002/91/EC	66

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

**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.



INDEPENDENT ESTATE AGENTS

# 9 Warburton Close Hale Barns, Altrincham, Cheshire, WA15 0SJ



**AN EXTENDED DETACHED WITH GOOD GARDEN IN A POPULAR CUL DE SAC LOCATION CLOSE TO HALE BARNES VILLAGE AND ELMRIDGE SCHOOL. 1691sqft.**

Porch. Hall. WC. Two Receptions. 300sqft Dining Kitchen. Utility. Four Bedrooms. Bathroom. Driveway. Gardens.

*“ An excellent family home in a popular location ”*

**Offers Over: £595,000**

# in detail



An excellent traditional, double height, bay fronted Detached family home which has been comprehensively extended and improved and provides family accommodation arranged over Two Floors, extending to approximately 1691 sq ft.

As such, the property provides a Double Reception Room in addition to a Study/Playroom and a fabulous 350 sq ft Live In Dining Kitchen, whilst to the First Floor are Four good Bedrooms served by a spacious, well appointed Family Bathroom.



The property is located on this appealing cul de sac just off Green Gate, in a popular location within walking distance of the centre of Hale Barns and the recently redeveloped Hale Barns Square, featuring Booths Supermarket, Costa Coffee and a soon to be opened Restaurant & Bar in addition to The Bulls Head Gastro Pub.

Complementing the family accommodation, there is a lovely, good sized Rear Garden enjoying a particularly attractive, mature outlook.

NB - The property has benefitted from planning permission for a two storey rear extension substantially increasing the living and bedroom accommodation. Full plans can be downloaded from our website and Rightmove.

Comprising:



UPVC entrance door to Entrance Porch, with leaded double glazed UPVC frame window surround and door to the Hall with a staircase leading to the First Floor and panelled doors to the Ground Floor accommodation.

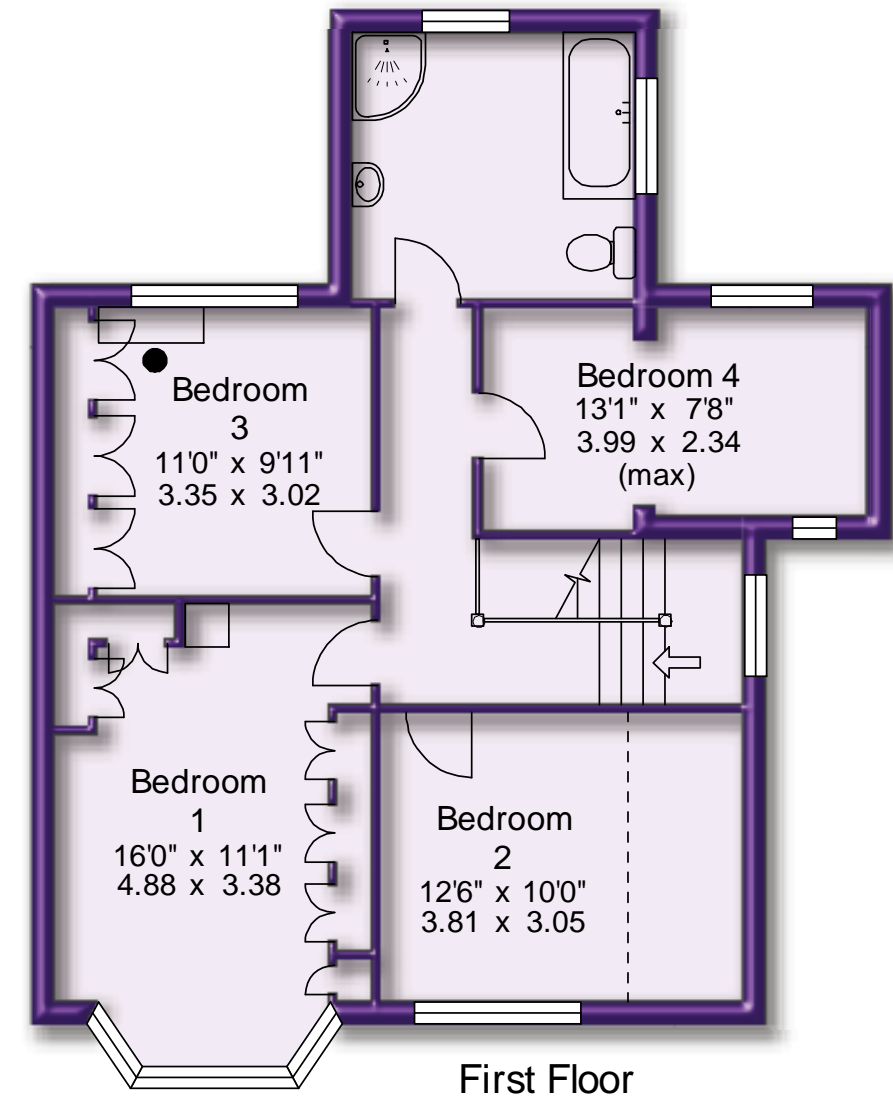
26'2" x 14'2" (reducing to 13'2") Family Living Room, a superb through Double Reception Room divided into two natural areas by way of a central wide opening, with a leaded double glazed UPVC frame angled bay window to the front and double glazed sliding patio doors onto the Rear Garden. Both sides of the room have Inglenook features, one housing a limestone design fireplace surround with stainless steel, living flame fire.

15' x 7'10" Study/Playroom with a deep ledge, double glazed UPVC frame bay window to the front and a further window to the side.

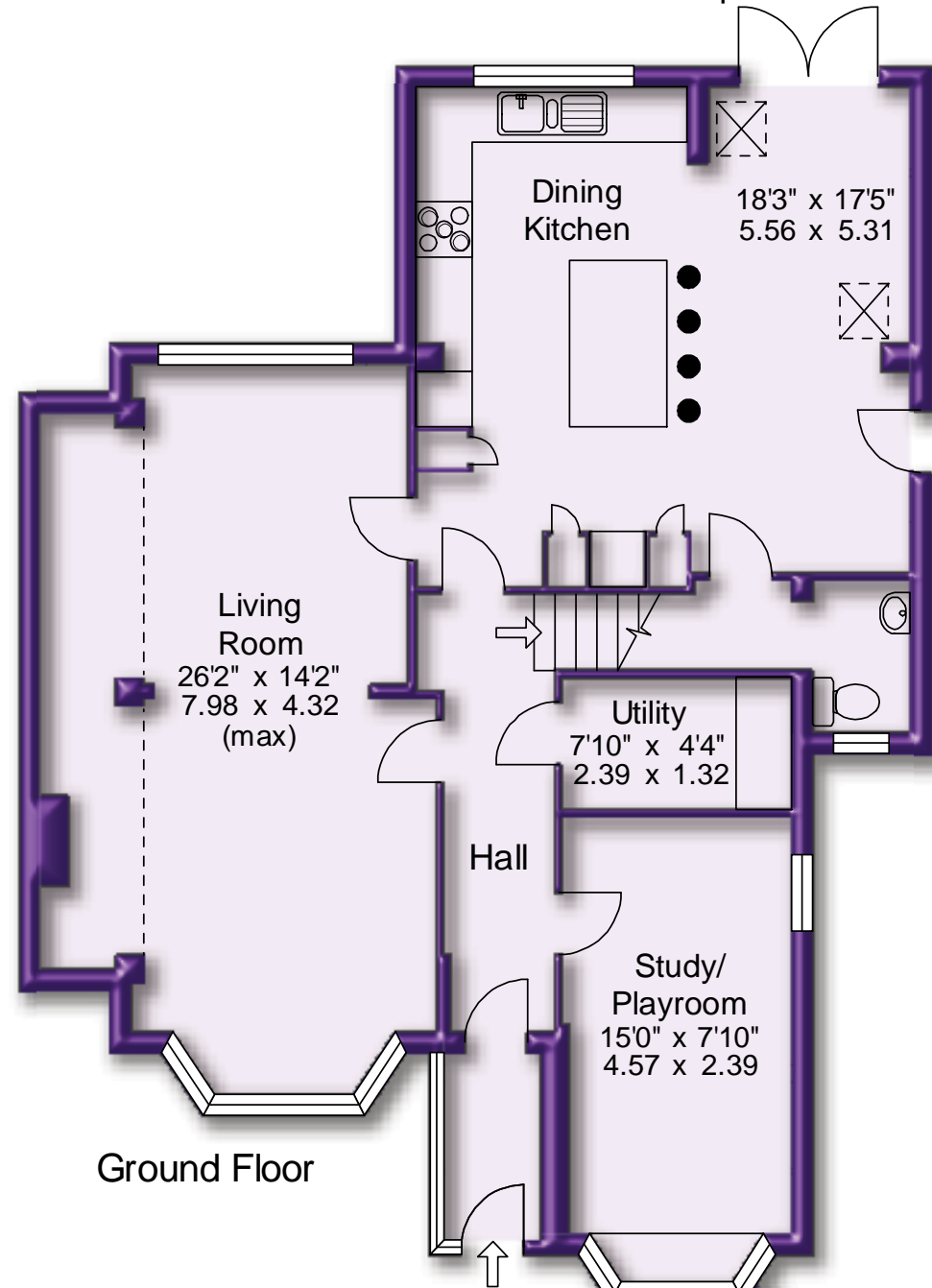
17'8" x 17'5" Dining Kitchen, a fabulous Live In Dining Kitchen having been substantially extended from its original form with double glazed UPVC frame French doors and windows giving access to and enjoying an aspect of the lovely Rear Garden. Further door leading to the side and two double glazed Velux skylight windows inset into the part vaulted ceiling above the Dining Area.



The Kitchen Area is fitted with an extensive range of cream laminate fronted units with worktops over, inset into which is a one and a half bowl single drainer sink unit. Integrated appliances by Neff include a double oven, combination microwave oven, five ring gas hob and extractor fan and an integrated dishwasher. The units are arranged around a central island unit which incorporates a breakfast bar. Extensive halogen lighting. Tiling to the floor. Courtesy door to the Family Living Room.



Approx Gross Floor Area = 1691 Sq. Feet  
 = 156.76 Sq. Metres



Ground Floor



Door to a Cloak Room and Ground Floor WC, with tiled flooring and fitted with a white suite of WC and wash hand basin. Double glazed UPVC frame window to the front. Under stairs storage space.

9'10" x 4'4" Utility Room with space for a washing machine and dryer and housing the combination gas fired central heating boiler.

First Floor Landing with an opaque double glazed UPVC frame window to the side. Panelled doors to Four Bedrooms and the Family Bathroom.



# in detail



16' x 11'1" Bedroom One with a leaded double glazed UPVC frame window to the front and extensive limed oak, custom built furniture to include wardrobes, drawers and bedside tables.

12'6" x 10' Bedroom Two with a leaded double glazed UPVC frame window to the front and attractive sloping, not restricted ceiling height.



11' x 9'11" Bedroom Three with a double glazed UPVC frame window to the rear and wall to wall, built in wardrobes and dressing table with drawers.

13'1" x 7'8" (max - reducing to 7') Bedroom Four with a double glazed UPVC frame windows to the front and rear.



The Bedrooms are served by a spacious 9'5" x 9'3" Family Bathroom, with two double glazed UPVC frame windows and fitted with a contemporary suite in white with chrome fittings, providing: a double ended bath with tiled surround, wash hand basin and WC and a large corner shower cubicle with thermostatic shower. Part tiling to the bath and shower surround. Mirror fronted, illuminated toiletry cupboard. Halogen lighting to the ceiling.



Externally the front of the property is approached via a paved driveway providing ample Parking for vehicles side by side. There is a Garden frontage laid to lawn with stocked borders.

The Rear Garden is a particularly attractive feature, being of an excellent size for this style of property with a paved path and Patio area returning across the back of the house, accessed via the Family Living Room and the Live In Dining Kitchen.

Steps rise up to a main Garden area, laid principally to lawn with deep, mature borders stocked with shrubs, bushes, trees and plants with further Patio and sitting areas to the far end of the Garden, designed to maximise the movement of the sun throughout the day. There are substantial trees within the boundaries of this and neighbouring properties providing a most appealing outlook and excellent screening.

This lovely Garden completes an excellent family home in a most popular area, where there is currently very few comparable properties for sale.

