



47 CARRWOOD
HALE BARNES

JACKSON-STOPS 

47 CARRWOOD HALE BARNS

A SUBSTANTIAL DETACHED HOUSE IN A
HIGHLY REGARDED LOCATION, SET IN
GROUNDS OF JUST UNDER HALF AN ACRE



DISTANCES

ALTRINCHAM 2 ½ MILES
MANCHESTER AIRPORT 3 MILES
M56 (J7) 5 MILES
WILMSLOW 6 MILES
MANCHESTER 10 ½ MILES
(APPROXIMATE MILEAGES)

ACCOMMODATION IN BRIEF

- Dining hall
- Drawing room
- Study
- Kitchen
- Living room
- Utility room
- Master bedroom suite with his and hers dressing rooms and bathrooms
- Three further bedrooms (two en suite)
- Galleried study
- Family bathroom
- Double garage
- In all just under half an acre

DESCRIPTION

This impressive detached family house offers extensive accommodation set over three floors in a much sought-after location, in all set in grounds of just under half an acre.

The spacious dining hall leads to the formal drawing room with study beyond. To the other side of the hallway is a cloakroom, utility room and a stunning kitchen with large living area overlooking the gardens.

To the first and second floors there are four bedrooms (three en suite), a large galleried study (offering potential to create a fifth bedroom) and a family bathroom.

Throughout the house there is a gas central heating system (part underfloor), double glazing and ample storage.



GARDENS

To the front there is a return driveway with twin gates, ample parking and access to the double garage. To the rear of the house the lawned gardens are well stocked, with an abundance of mature shrubs, beds and trees, and a large patio directly to the rear, ideal for barbeques and dining.

LOCATION

Carrwood is situated just half a mile from Hale Barns village centre, which has a wide range of day to day facilities. The larger nearby centres of Altrincham and Wilmslow are close by, with Manchester city centre being just 10 ½ miles away. Access to the comprehensive North West motorway network is available at junction 6 of the M56,

and Manchester International Airport is just 3 miles away. For those wishing to commute by rail there is a mainline railway station in Hale village and access to the Metrolink in Altrincham. There are a number of both private and state schools within easy reach, enjoying excellent reputations.

DIRECTIONS (POST CODE WA15 0EN)

From Hale village centre proceed along Westgate to Hale Road, turning right. Continue for approximately 1 ¼ miles into Hale Barns. Take the first right into Wicker Lane and then left at the mini-roundabout into Chapel Lane. Carrwood is the first turning on the right hand side. Follow Carrwood along, enjoying its beech hedge-lined grandeur, until 47 can be found on the left hand side.

From junction 6 of the M56 motorway (Manchester Airport Marriot) proceed along Hale Road for 1 mile into Hale Barns village, turning left into Wicker Lane. Follow the above directions from this point.

PROPERTY INFORMATION

Services: Mains gas, electricity and water are currently connected. Gas central heating. Partial underfloor double glazing.

Local Authority and Council Tax: Trafford Borough Council. Telephone: 0161 912 2000.

Tax band H. Amount payable 2018/19 £2,969.78.

EPC Rating: C

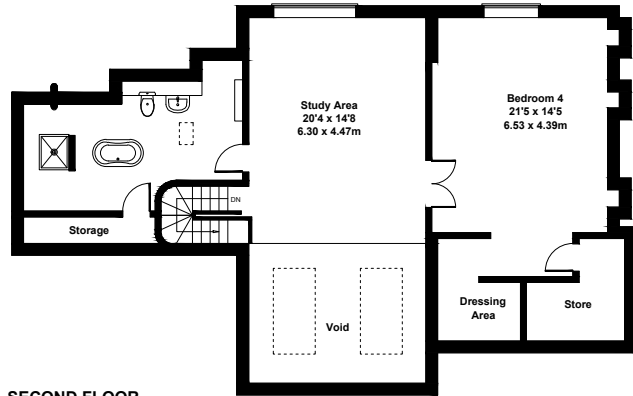


47 CARRWOOD, HALE BARN

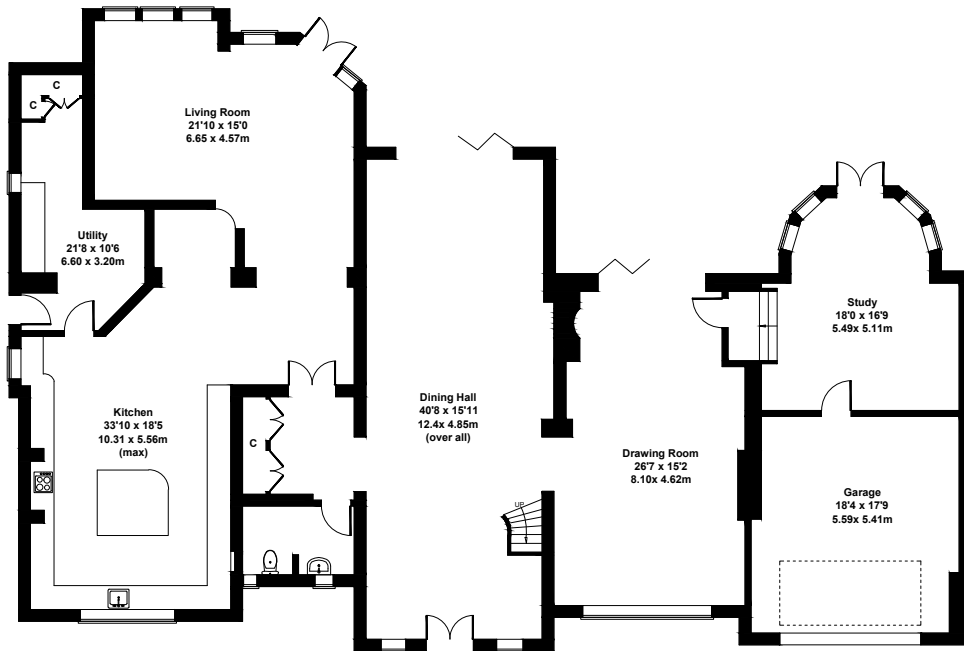
TOTAL APPROX GROSS INTERNAL FLOOR AREA (HOUSE): 6,366 SQ FT / 591.42 SQ M

Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

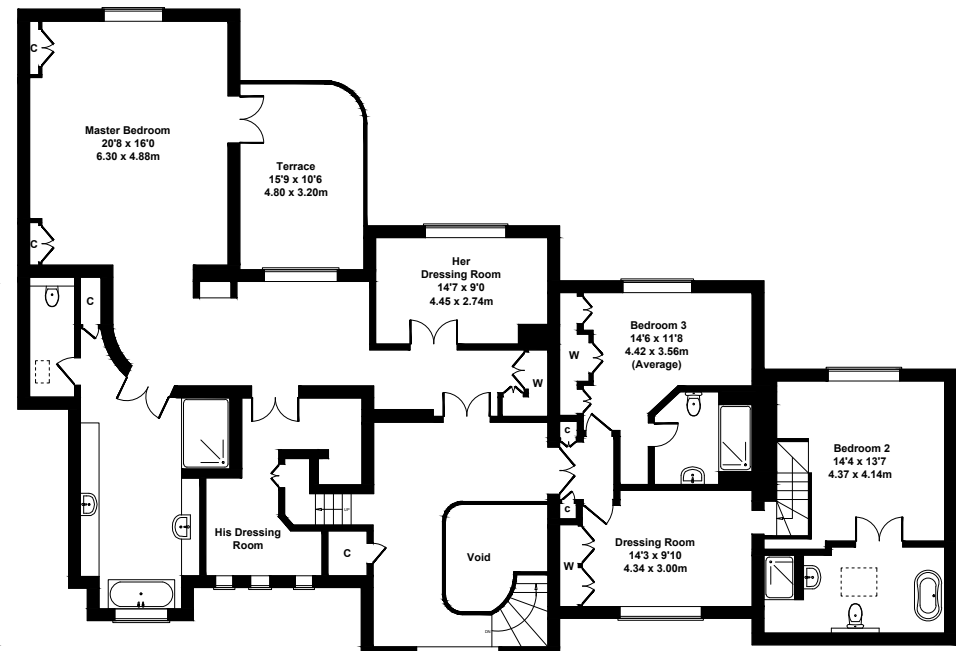
Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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