



Elmridge Drive, Hale Barns

Altrincham

£525,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Elmridge Drive

Hale Barns, Altrincham

Beautiful bay-fronted 3-bed semi detached in Hale Barns Village. Spacious lounge, dining room, modern kitchen, driveway, south-east garden.

Council Tax band: D

EPC: TBC

Tenure: Leasehold

- Semi-Detached Home
- Three Bedrooms
- Two Reception Rooms
- Prime Location

This beautifully presented bay fronted semi detached family home offers a superb blend of classic character and modern comfort, ideally positioned just moments from the heart of Hale Barns Village.

The property welcomes you with a spacious entrance hall, leading to a generously proportioned lounge featuring sliding patio doors, creating a bright and inviting living space perfect for relaxing or entertaining. The separate dining room, enhanced by a striking bay window to the front elevation, provides an elegant setting for family meals or formal gatherings.

The breakfast kitchen enjoys dual aspect windows to the side and rear, ensuring ample natural light throughout the day, and is thoughtfully arranged with a door providing convenient access outside.



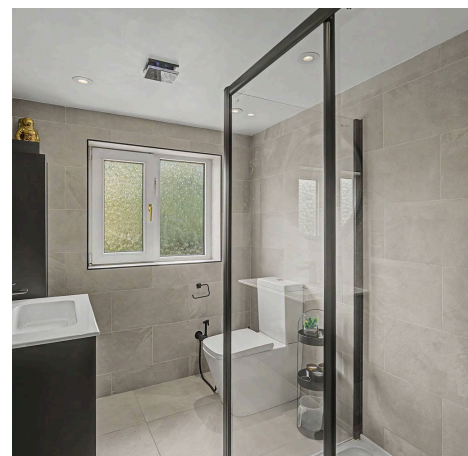
Upstairs, the accommodation comprises three well sized bedrooms, each offering flexibility for family living, home working or guest use.

The family bathroom is fitted with modern fixtures and provides a comfortable environment for daily routines. Additional features include a driveway to the front of the property, offering off street parking and a good size south east facing garden to the rear, ideal for enjoying the best of the morning and afternoon sun.

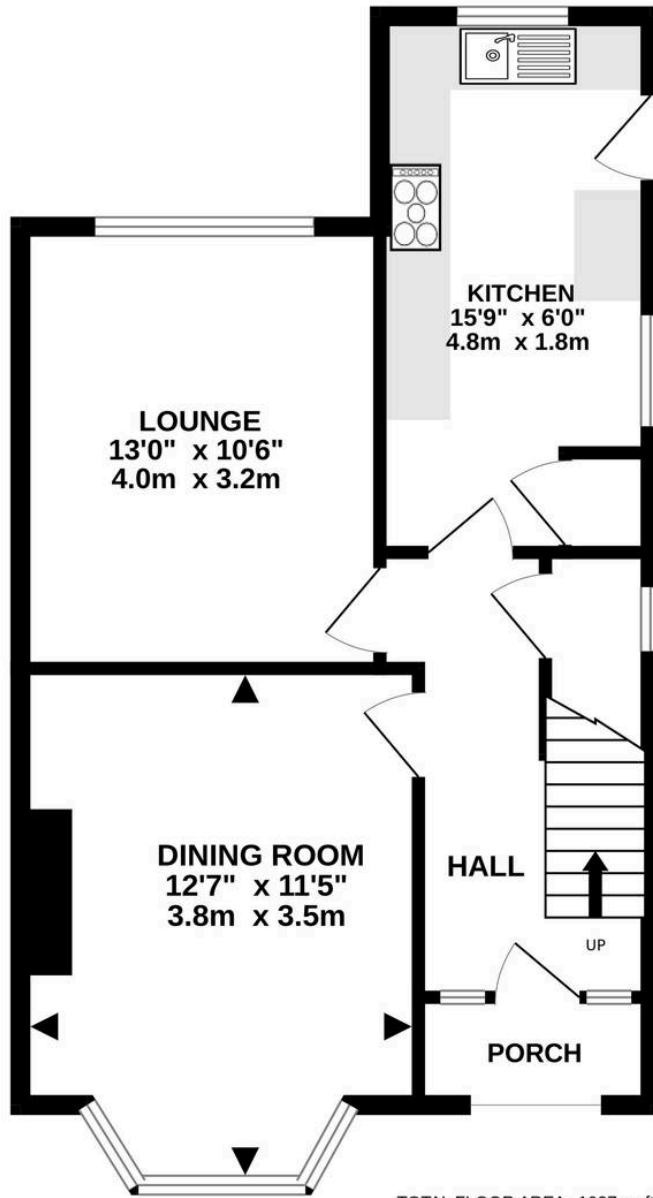
This attractive home benefits from its prime location, within a short stroll of the excellent amenities, independent shops, popular restaurants and highly regarded schools that make Hale Barns Village such a sought after destination.

Adding future value, the home comes with granted planning permission for a substantial two-storey side and rear extension (Trafford Planning Ref: 104202/HHA/21).

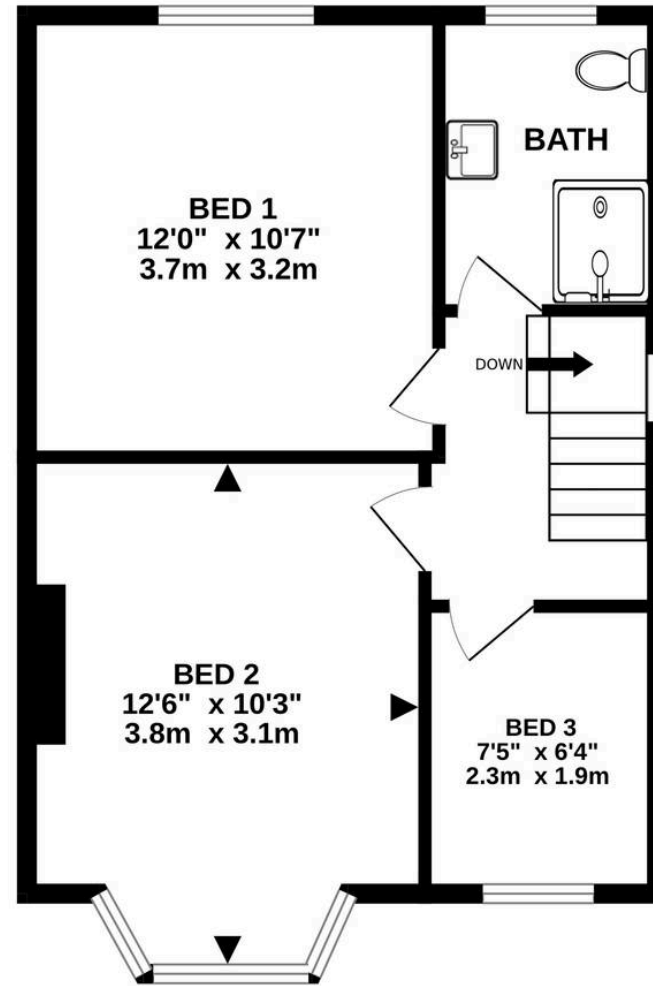
Leasehold with an original lease of 999 years from October 1935.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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