

Nest Seekers
INTERNATIONAL

PRESENTS

ELMSWAY, HALE BARNES



FOR SALE

£3,000,000

11 ELMSWAY, WA15 0DZ



Nest Seekers are delighted to introduce this rare opportunity to purchase a beautifully presented, double fronted detached home located in a prime yet discrete cul-de-sac residential location in Hale Barns, Cheshire.

**OFFERED AT:
£3,000,000**

- ✓ 7 bedrooms
- ✓ 5 bathrooms
- ✓ 6,500 sq. ft.



ARRANGE A VIEWING

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Offering over 6500 sqft of living space, this property consists of 7 sizeable bedrooms, 5 bathrooms including 3 en-suites, an exquisite open plan layout through both the formal and informal reception areas, with private grounds comprising of around 2/3 of an acre - spanning around the south-facing rear side and the east side of the home. With high ceilings and stylish décor throughout; this home merges a warm flow of practicality with solid structure and quirky character - perfectly suited to family life in Hale.

The ground floor comprises of a welcoming grand entrance hall with stairs up to the first floor, a formal reception area offering significant dining & seating space, an open plan breakfast kitchen which flows through to a separate double reception area - adjacent to which are French doors with direct access to the impressive landscaped rear gardens, and a home office.

To the first floor, there are 5 generous bedrooms with bespoke fitted wardrobes and large windows, 3 of which also boasting walk-in wardrobe areas. There are also 4 bath/shower rooms, a laundry room and nursery. The second floor houses 2 further bedrooms, a shared bathroom with his & hers sinks, significant eaves and attic storage, and a private balcony.

Externally, the property is accessed via secure, automated electric gates, with a welcoming driveway leading up to an attached garage unit and ample outside parking space. The double fronted home has immense character with manicured front gardens and a pillared archway. The perimeter of the property is surrounded by picturesque shrubbery, offering a private feel to the plot with a scenic outlook.

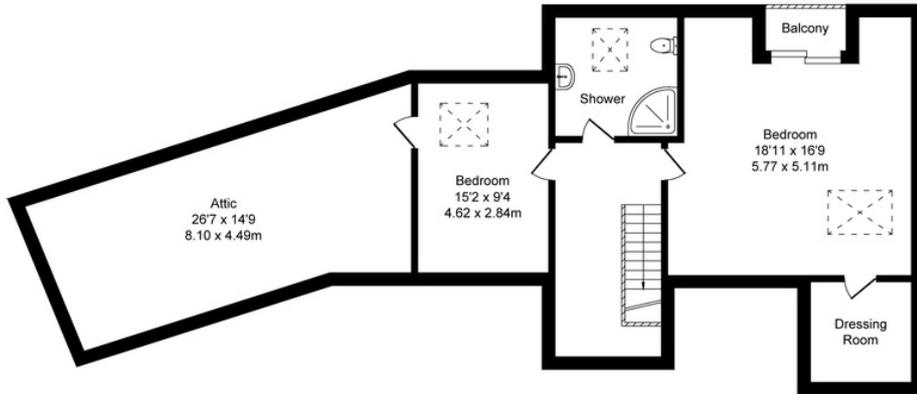
Elmsway, Hale Barns, is a highly sought-after location situated off Hawley Lane, close to the award-winning Halecroft Park, and is a convenient distance to reputable schooling options such as St. Ambrose Preparatory School & College, and Elmridge Primary School. As well as being nearby to public transport, with commuter links into the city of Manchester and other areas of the UK. Hale Barns has a great sense of community with local leisure clubs to enjoy such as Ringway Golf Club, and Hale Lawn Tennis Club. A plethora of local restaurants, and shops are easily accessible, and the renowned Trafford Centre is also just a 15-minute drive. Manchester International Airport is also situated just 2.5 miles away, conveniently connecting you to the rest of the world.



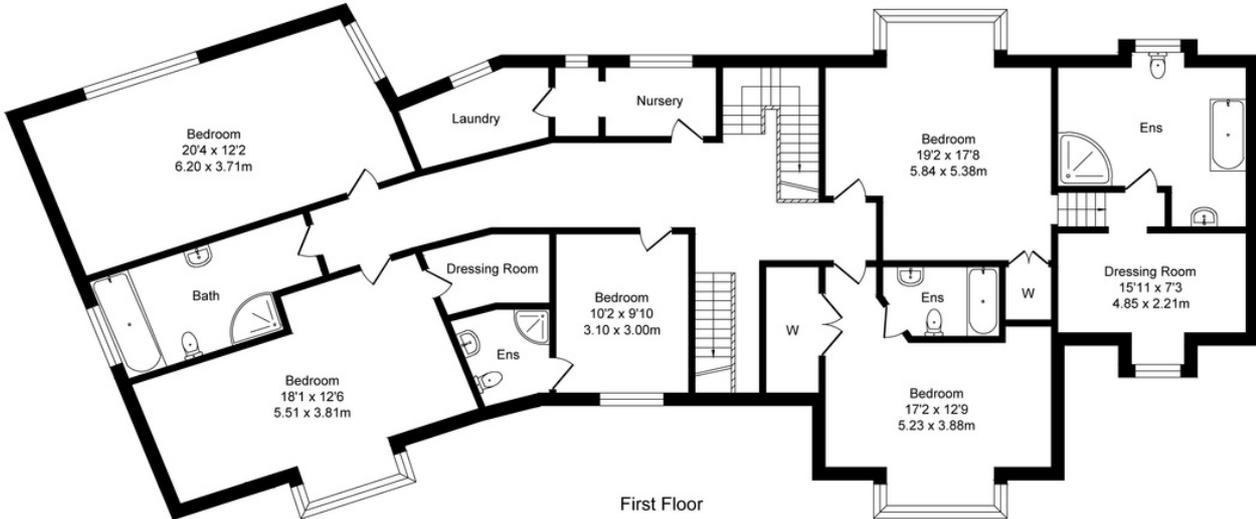
Elmsway

Total Approx. Floor Area 6547 Sq.ft. (608.3 Sq.M.)

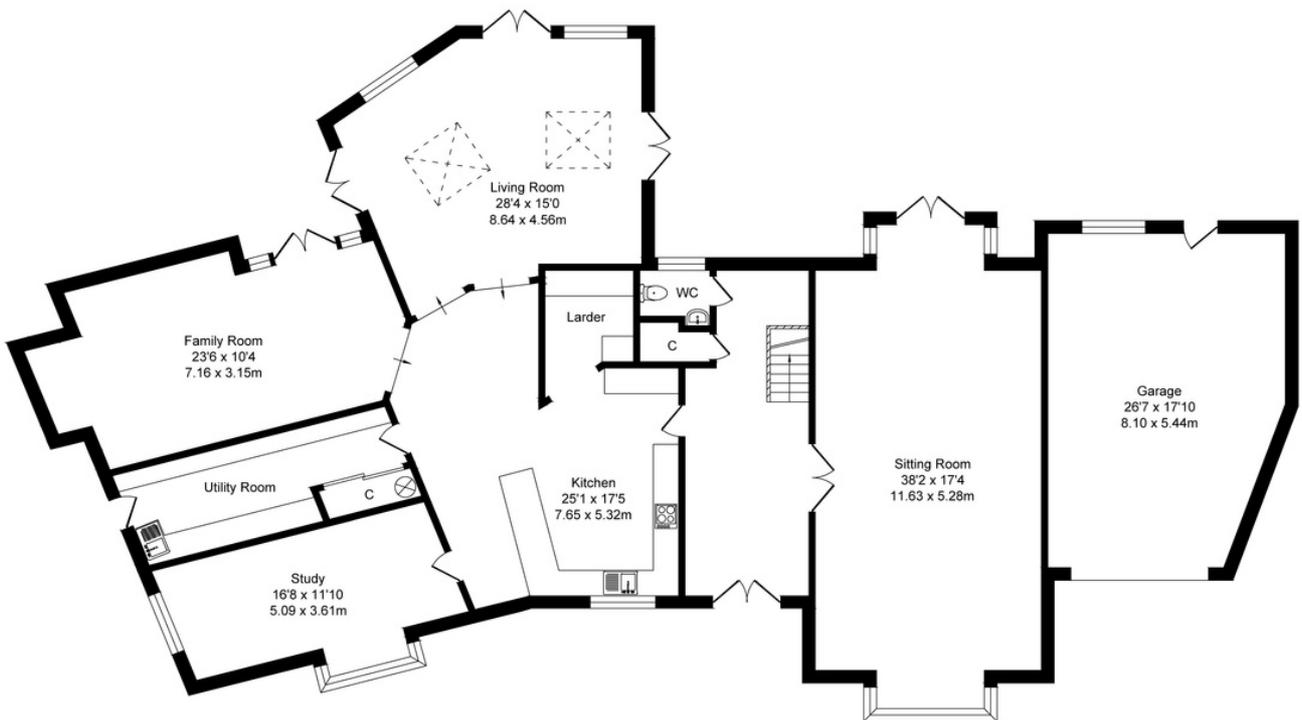
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Second Floor
Approx. Floor Area 1141 Sq.Ft (106.0 Sq.M.)



First Floor
Approx. Floor Area 2493 Sq.Ft (231.6 Sq.M.)



Ground Floor
Approx. Floor Area 2913 Sq.Ft (270.7 Sq.M.)