



Banner
& Co

The Gables, Reddy Lane, Little Bollington, Altrincham, WA14 3RA

£1,250,000

 5  3  2



- Beautifully presented five bedroom property
- Lounge
- Family room
- Utility room/Boiler room and downstairs WC
- Double Garage
- Delightful and far reaching rural views
- Separate sitting room
- Fabulous dining kitchen
- Master bedroom with en suite shower room
- Viewings strongly recommended

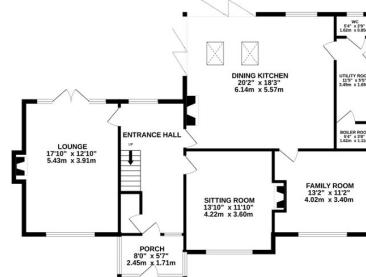




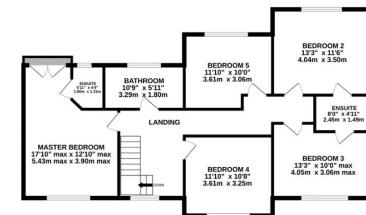
The Gables is a beautifully presented extended detached five bedroom property enjoying glorious countryside views.

Offering 2219 square feet of accommodation this delightful family home has been lovingly refurbished by the current owners to an extremely high standard throughout and enjoys good sized private gardens, plentiful off-road parking and detached double garage. Early viewings are highly recommended to appreciate all that this family home has to offer. EPC Rating E.

GROUND FLOOR
1203 sq.ft. (111.7 sq.m.) approx.



1ST FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



TOTAL FLOOR AREA: 2219 sq.ft. (206.1 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 inaccuracy. The floorplan is for illustrative purposes only and is not to scale. It is the responsibility of any prospective purchaser to have an independent survey carried out by a qualified surveyor. Made with Metropix (©2022)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	