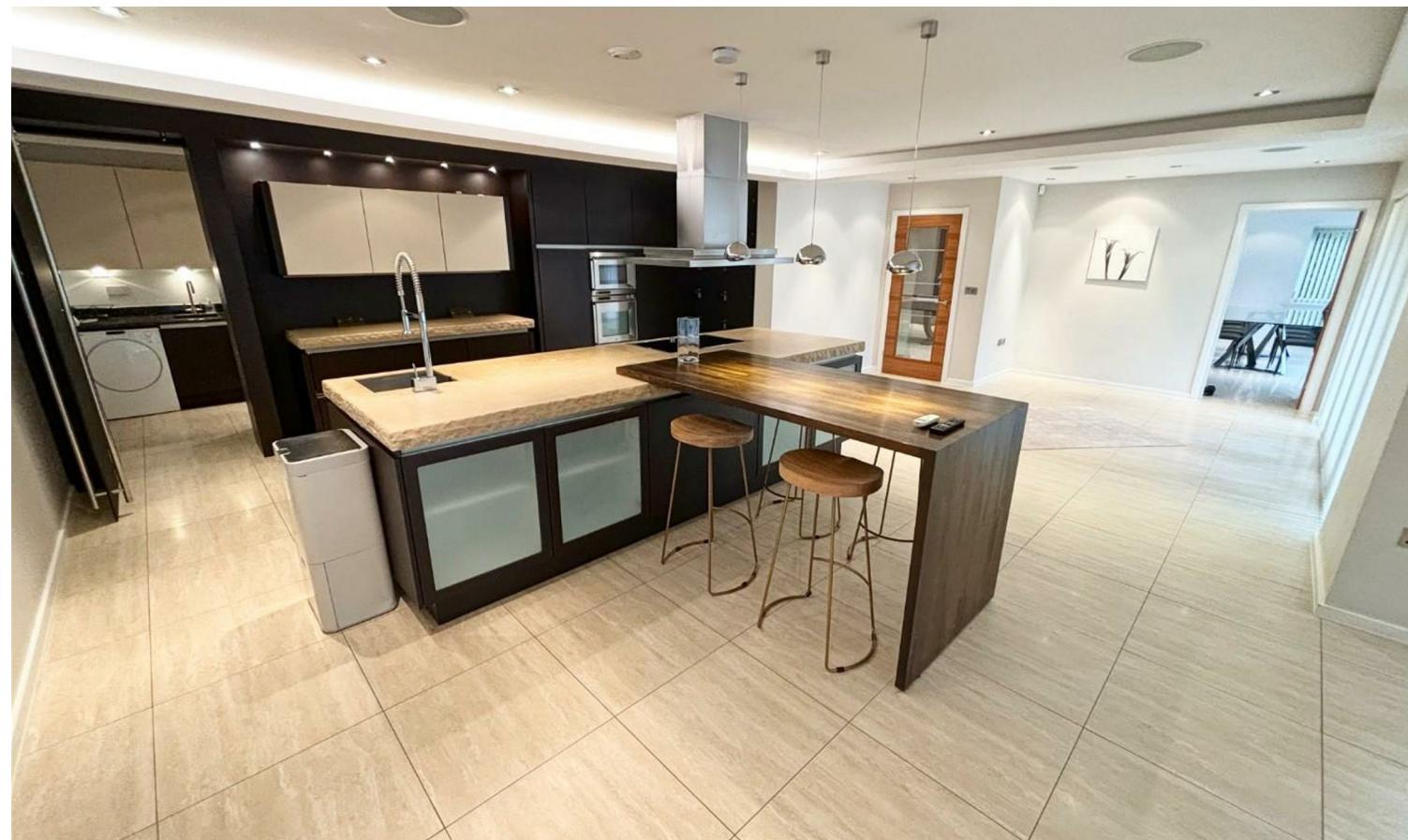




Features

- Five Bedrooms
- Heated Swimming Pool
- Cinema Room
- EPC - C
- Five Bathrooms
- Security Gates
- Sauna/Steam Room

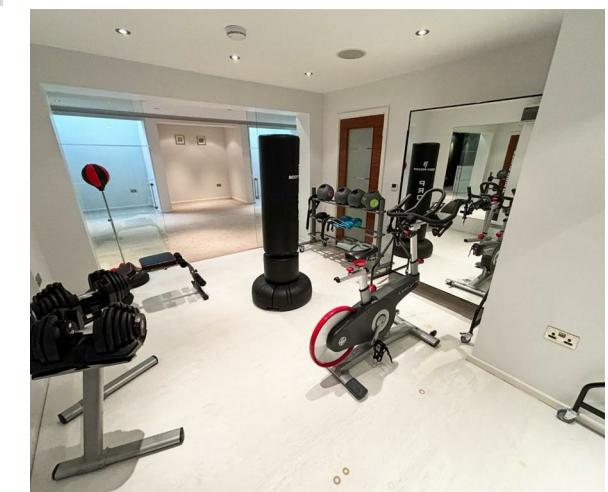


Rappax Road HALE - Stunning 6 bedroom detached residence with swimming pool and recreational basement. The property is situated on one of the most popular roads in Hale and is guarded by electric security gates. The interior is of contemporary design and the fixtures and fittings are state of the art with modern lighting and heating monitored from a Control 4 system throughout the house. The house extends to over 6500 square feet with a fabulous live in kitchen with seating area and views of the gardens. A further 2 reception rooms provide plenty of living space and to the 1st floor are 5 bedrooms all beautifully designed with fitted wardrobes and modern bathrooms. Recreational basement with cinema screen, gym area, sauna and steam room. To the rear is a large terrace with heated swimming, and modern landscaped gardens. Double garage with access into the utility area. Available furnished or unfurnished. Please contact the Hale office to arrange viewings 0161 929 9797 option 2.



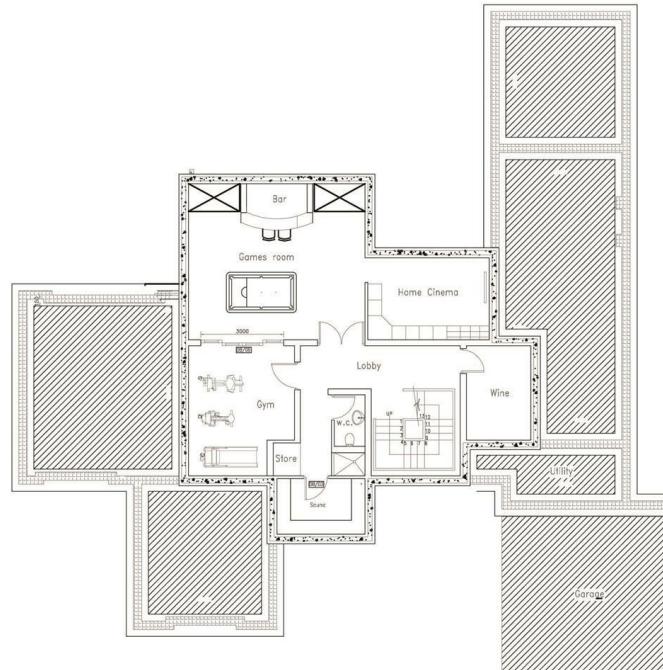
General information

- Tax Band: H
- Sqft: 6050.00 sq ft
- Plot: acre(s)
- Bedrooms: 5
- Bathrooms: 5
- Postcode: WA15 0NT









IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive			
England & Wales			