



3 RIVERMEAD AVENUE HALE BARNES

OFFERS OVER £1,000,000

NO ONWARD CHAIN

A superbly appointed detached family house standing within mature tree lined gardens. The generously proportioned accommodation extends to approximately 3380 sq ft and briefly comprises entrance hall, cloakroom/WC, spacious sitting room with French windows to the rear terrace, formal dining room, family room, contemporary breakfast kitchen with integrated Neff appliances, utility room, home office, master bedroom with fitted furniture and en suite bathroom/WC, guest bedroom with fitted wardrobes and en suite shower room/WC, two further double bedrooms and family bathroom/WC. PVCu double glazing, gas central heating and pressurised hot water system. Block paved driveway beyond remotely operated gates. Integral double garage. Landscaped grounds.

DIRECTIONS: WA15 0AN

Travelling from our Hale Barns office turn almost immediately left into Wicker Lane, at the mini roundabout turn left onto Chapel Lane and at the crossroads turn right. Follow the continuation of Chapel Lane around to the left and turn first

DESCRIPTION

A Superbly Appointed Individually Designed Detached Family House

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This deceptively spacious detached family house is positioned on a quiet cul de sac and benefits from a secluded location within tree lined landscaped grounds creating an attractive setting overlooked by the principle living areas. A wide stone paved terrace is approached from the sitting room and is ideal for entertaining during the summer months.

The accommodation incorporates rooms of generous and interesting proportions and naturally the specification during construction was to a high standard. Lavish use has been made of quality finishes enhanced by subtle lighting and with the benefit of PVCu double glazing, gas central heating and a pressurised hot water system. The bathrooms are superbly appointed and the fitted breakfast kitchen incorporates contemporary units and a range of integrated appliances alongside a utility room providing access to the integral garage.

Upon entering the feeling of space is apparent and positioned to the rear a large sitting room with the focal point of a stylish recessed fireplace directly overlooks the delightful manicured gardens. In addition there is a formal dining room, family room and office which is ideal for those who choose to work from home. Also on the ground floor a guest bedroom with fitted wardrobes benefits from an en suite shower room/WC.

At first floor level the excellent master bedroom features a comprehensive range of fitted furniture and en suite with whirlpool bath, separate multi-jet shower and twin wash basins. Two further double bedrooms are served by the family bathroom/WC.

The accommodation is completed by an integral double garage with remotely operated door and off road parking is provided within the block paved driveway approached through double opening remote controlled gates.

Hale Barns continues to be a highly desirable location improved by the recent completion of the shopping centre in the village. The area is also well place for access to the surrounding network of motorways and Manchester International Airport. Importantly the property lies within the catchment of highly regarded primary and secondary schools.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Opaque leaded light effect PVCu double glazed/panelled front door with matching side-screen. Turned spindle balustrade staircase to the first floor. Under-stair storage cupboard. Wood effect flooring. Recessed LED lighting. Two radiators.

CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and low level WC with concealed cistern. Tiled floor. Partially tiled walls. Recessed LED lighting. Extractor fan. Radiator.

SITTING ROOM

19'9" x 18'11"

Contemporary remotely operated recessed fire set within a polished chrome surround. Double opening leaded light effect PVCu French windows flanked by matching double glazed windows. Wood effect flooring. Four wall light points. Two radiators.



DINING ROOM

16'2" x 12'10"

Leaded light effect PVCu double glazed window. Wood effect flooring. Two wall light points. Radiator.

FAMILY ROOM

14'0" x 12'9"

Leaded light effect PVCu double glazed bay window. Radiator.

BREAKFAST KITCHEN

20'9" x 15'11"

Fitted with a range of high gloss wall and base units beneath polished granite work surfaces/up-stands with inset dual bowl stainless steel sink and professional mixer tap. Display units and peninsula breakfast bar. Integrated appliances include a Neff electric fan oven/grill with Neff combination microwave/fan oven/grill above, five ring Neff gas hob with De Dietrich chimney extractor hood over and Bosch dishwasher. Space for an American style fridge/freezer. Opaque leaded light effect PVCu double glazed/panelled door to the exterior. Leaded light effect PVCu double glazed window. Tiled floor. Recessed LED lighting. Radiator.

UTILITY ROOM

15'11" x 5'10"

Matching wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Opaque leaded light effect PVCu double glazed window. Access to the integral garage. Recessed LED lighting. Tiled floor. Radiator.

HOME OFFICE

9'4" x 8'9"

Leaded light effect PVCu double glazed window. Wood effect flooring. Radiator.

BEDROOM TWO

20'9" x 12'2"

Beech effect fitted wardrobes containing hanging rails and shelving. Leaded light effect PVCu double glazed window. Recessed LED lighting. Radiator.

EN SUITE SHOWER ROOM/WC

9'2" x 8'8"

White/chrome wall mounted wash basin with mixer tap and low level WC with concealed cistern. Wide tiled shower enclosure with thermostatic rain shower and hand held attachment. Opaque leaded light effect PVCu double glazed window. Tiled floor. Partially tiled walls. Recessed low voltage lighting. Shaver point. Extractor fan. Chrome heated towel rail.

FIRST FLOOR

LANDING

Turned spindle balustrade. Velux roof light. Recessed LED lighting. Two wall light points.

BEDROOM ONE

19'9" x 18'11"

Oak effect fitted furniture including a six door range of wardrobes, dressing table and chest of drawers. Leaded light effect PVCu double glazed window. Recessed LED lighting. Two radiators.

EN SUITE BATHROOM/WC

11'9" x 11'3"

White/chrome suite comprising whirlpool bath with mixer tap plus shower attachment, twin wash basins with mixer taps and mirror fronted cabinets above and low level WC with concealed cistern. Tiled corner shower enclosure with thermostatic rain shower, body jets and hand held attachment. Opaque leaded light effect PVCu double glazed window. Tiled floor. Partially tiled walls. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

BEDROOM THREE

19'5" x 17'2"

Bespoke fitted wardrobes containing hang rails and shelving. Twin pedestal dressing table. Leaded light effect PVCu double glazed window. Velux roof light. Recessed LED lighting. Radiator.

BEDROOM FOUR

17'7" x 13'3"

Leaded light effect PVCu double glazed window. Recessed LED lighting. Radiator.

FAMILY BATHROOM/WC

Fitted with a white/chrome suite comprising panelled bath with mixer tap and shower attachment, wall mounted wash basin with mixer tap and mirror fronted cabinet above and low level WC with concealed cistern. Two velux roof lights. Tiled floor. Partially tiled walls. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

OUTSIDE

INTEGRAL DOUBLE GARAGE

19'0" x 15'11"

Remotely operated up and over door. Wall mounted gas central heating boiler and pressurised hot water cylinder. Opaque leaded light effect PVCu double glazed window.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession on completion.

TENURE

We are informed the property is Freehold. This should be verified by your solicitor.

COUNCIL TAX

Band "G"

NOTE

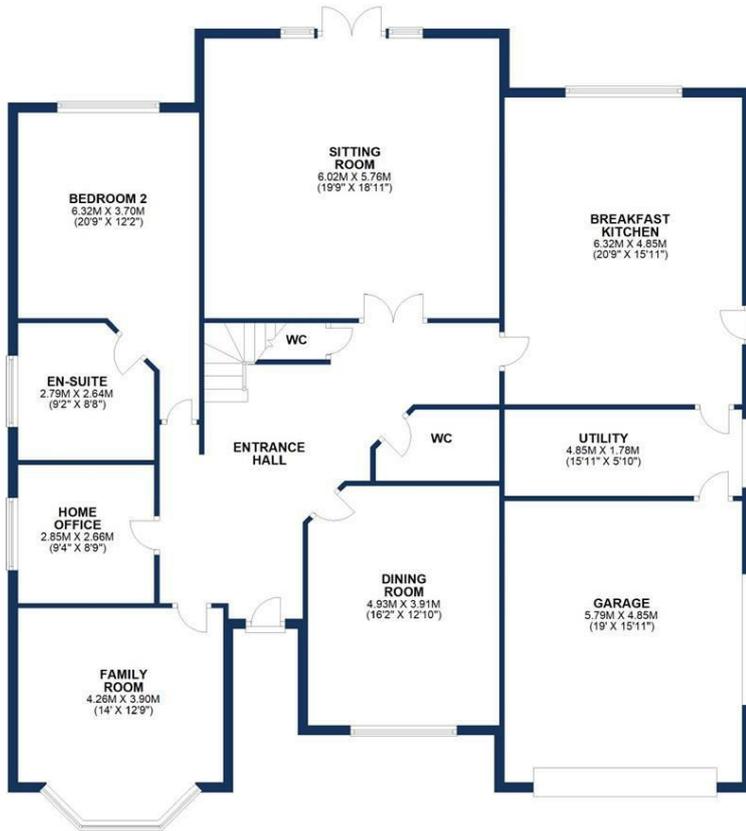
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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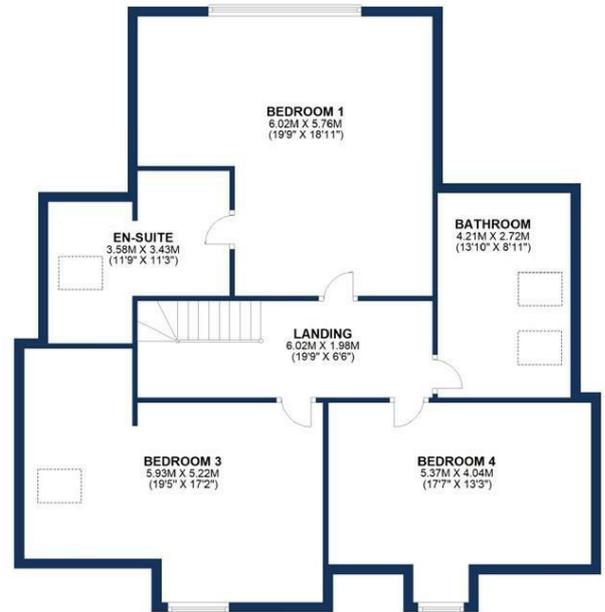
GROUND FLOOR

APPROX. 204.3 SQ. METRES (2199.4 SQ. FEET)



FIRST FLOOR

APPROX. 109.7 SQ. METRES (1180.4 SQ. FEET)



TOTAL AREA: APPROX. 314.0 SQ. METRES (3379.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



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