



/ 24 CANTERBURY ROAD / HALE

OFFERS IN THE REGION OF £600,000

A substantially extended bay fronted semi detached family house built to a traditional design with stunning open plan living space and exceptional rear gardens. The beautifully presented accommodation briefly comprises reception area, entrance hall, spacious sitting room with wood burning stove, family room, contemporary living/dining kitchen with integrated appliances and bi-folding windows to the stone paved rear terrace, utility room, cloakroom/WC, master bedroom with dressing area and well appointed en suite shower room/WC, two further double bedrooms with fitted wardrobes, generous single bedroom & fully tiled family bathroom/WC with separate shower enclosure. Gas fired central heating and double glazing. Off road parking within the wide driveway. Tree lined grounds laid mainly to lawn.

DIRECTIONS

Travelling from our Hale Barns office towards Altrincham turn almost immediately right adjoining Ringway Golf Club into Shay Lane. Turn second left into Ash Lane and fifth left into Canterbury Road where the property can be found after a

DESCRIPTION

A Substantially Extended And Beautifully Presented Bay Fronted Semi Detached Family House

DESCRIPTION

Set back beyond a grass verge and tree lined carriageway and occupying a superb plot that would be considered exceptional by today's standards, this traditional semi detached family house has been substantially extended to the side and rear to create contemporary open plan living space and a master bedroom with dressing area and en suite shower room. The location is ideal being within the catchment area of the highly regarded Wellgreen Primary/Nursery School, within a few hundred yards of open countryside and well placed for access to the surrounding network of motorways and Manchester International Airport.

The beautifully presented accommodation is approached through a composite front door with a tiled reception area opening onto a wide entrance hall complimented by solid wood flooring. To one side there is a spacious sitting room with the focal point of a wood burning stove set upon a stone hearth and also positioned to the front is a generous family room which is suitable for a variety of uses. Forming part of the extension a stunning open plan living/dining kitchen is fitted with contemporary matt white units and Corian work surfaces alongside integrated appliances and underfloor heating. Well planned with clearly defined areas and bi-folding windows leading onto a superb stone paved terrace which is ideal for entertaining during the summer months. In addition there is an adjacent utility room and cloakroom/WC.

At first floor level the excellent master bedroom benefits from a dressing area with fitted/built-in furniture and a well appointed en suite shower room/WC. Two further double bedrooms with modern fitted wardrobes and an excellent single bedroom are served by the fully tiled family bathroom/WC complete with separate walk-in shower.

Gas fired central heating has been installed together with double glazing throughout.

The gardens are certainly a feature with a full width stone paved terrace and vast expanse of lawn surrounded by a variety of mature trees all of which combines to create an attractive setting.

Off road parking is provided within the wide stone paved driveway.

An appointment to view is highly recommended to appreciate the standard of accommodation on offer and the extent of the rear gardens.

ACCOMMODATION

GROUND FLOOR

RECEPTION AREA

Opaque double glazed/panelled composite front door set within matching side screens. Space for hanging coats and jackets. Tiled floor.

ENTRANCE HALL

Staircase to the first floor. Solid wood flooring. Radiator.

FAMILY ROOM

19'4" x 8'0"

PVCu double glazed window to the front and side. Laminate wood flooring. Built-in store cupboard. Provision for a wall mounted flat screen television. Radiator.

SITTING ROOM

17'7" x 10'9"

With the focal point of a wood burning stove and stone hearth. PVCu double glazed bay window to the front. Solid wood flooring. Radiator.



OPEN PLAN LIVING/DINING KITCHEN

23'7" x 21'8"

L-shaped with wood effect tiled floor and planned to incorporate:

KITCHEN

Fitted with a range of contemporary matt white wall and base units beneath Corian work surfaces/up-stands. Matching centre island/breakfast bar with inset stainless steel/composite sink and mixer tap. Integrated appliances include twin electric fan ovens, five ring induction hob with stainless steel extractor fan/light above, fridge and dishwasher. Double glazed French window to the rear and matching tall window with integrated blinds. Lantern light. Recessed LED lighting. Underfloor heating.

LIVING AREA

Fitted media unit. Double glazed bi-folding windows with integrated blinds to the stone paved rear terrace. Lantern light. Recessed LED lighting. Underfloor heating.

DINING AREA

With ample space for an eight seat dining table. Radiator.

UTILITY ROOM

7'10" x 7'7"

Matt white wall and base units beneath granite effect heat resistant work surfaces and inset stainless steel drainer sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Concealed wall mounted gas central heating boiler. Opaque double glazed/panelled composite door to the side. Wood effect tiled floor. Recessed LED lighting. Extractor fan.

CLOAKROOM/WC

White/chrome vanity wash basin with mixer tap and low level WC. Tiled floor. Recessed LED lighting. Extractor fan. Matt black heated towel rail.

FIRST FLOOR

LANDING

Loft access hatch.

BEDROOM ONE

20'0" x 8'2"

PVCu double glazed window to the front. Provision for a wall mounted flat screen television. Radiator.

DRESSING AREA

Built-in wardrobe with double hanging rails. Fitted wardrobes with double hanging rails and shelving. Recessed LED lighting.

EN SUITE SHOWER ROOM/WC

8'3" x 3'8"

White semi recessed vanity wash basin with matt black mixer tap and white/chrome low level WC. Wide tiled shower enclosure with matt black thermostatic rain shower plus hand held attachment. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Recessed LED lighting. Extractor fan. Matt black heated towel rail.

BEDROOM TWO

14'11" x 10'1"

PVCu double glazed bay window to the front with built-in window seat/storage. Fitted wardrobes containing double hanging rails and shelving. Radiator.

BEDROOM THREE

12'0" x 9'5"

Far reaching views across open countryside through a PVCu double glazed window to the rear. Fitted wardrobes containing double hanging rails and shelving. Radiator.

BEDROOM FOUR

8'3" x 7'4"

Mirror fronted fitted wardrobes. PVCu double glazed window to the front. Radiator.

FAMILY BATHROOM/WC

8'3" x 7'9"

Fully tiled and fitted with a white/chrome suite comprising panelled bath with mixer tap and hand held shower attachment, vanity wash basin with mixer tap and low level WC. Walk-in shower with thermostatic rain shower plus hand held attachment. Mirror fronted cabinet. Opaque PVCu double glazed window to the rear. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

Off road parking within the wide stone paved driveway.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession on completion.

TENURE

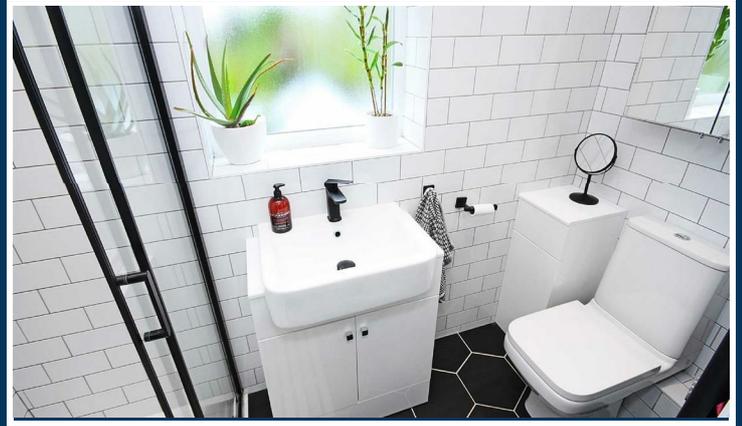
We are informed the property is Freehold. This should be verified by your solicitor.

COUNCIL TAX

Band "D"

NOTE

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

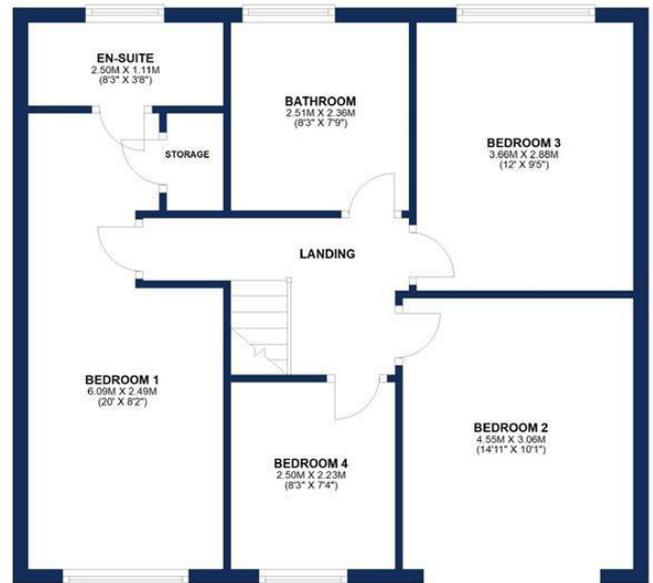


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GROUND FLOOR
APPROX. 92.4 SQ. METRES (994.8 SQ. FEET)



FIRST FLOOR
APPROX. 59.1 SQ. METRES (636.3 SQ. FEET)



TOTAL AREA: APPROX. 151.5 SQ. METRES (1631.0 SQ. FEET)
Floorplans For Illustrative Purposes Only



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