



20 CANTERBURY ROAD | HALE

£500,000

A superbly presented traditional semi detached family house with rear gardens extending to approximately 120 feet and far reaching tree lined views across neighbouring fields. The accommodation briefly comprises enclosed porch, wide entrance hall, through sitting/dining room with feature fireplace and sliding windows to the full width terrace, contemporary breakfast kitchen with high gloss units and integrated appliances, three bedrooms with fitted furniture and well appointed modern shower room/WC. Gas fired central heating and PVCu double glazing. Attached garage with internal access and off road parking within the wide driveway.

POSTCODE: WA15 8PL

DESCRIPTION

This traditional bay fronted semi detached family house is set well back beyond the grass verge lined carriageway and occupies an exceptional site with landscaped gardens extending to approximately 120 feet in length. Beyond the grounds the outlook is further enhanced by tree lined views across neighbouring fields and it is hard to imagine the location is less than a mile from the revitalised shopping centre of Hale Barns. The position 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 superbly presented accommodation is approached beyond an enclosed porch and wide entrance hall with attractive spindle balustrade staircase. The ground floor has been reconfigured to create a spacious full depth sitting/dining room with the focal point of a flame effect electric fire set upon a stone hearth and sliding windows open onto the full width block paved terrace. The adjacent kitchen has been fitted with contemporary high gloss units and a range of integrated appliances and benefits from a delightful outlook to the rear. There is also a useful pantry and internal access to the attached garage.

At first floor level the excellent master bedroom features a comprehensive range of fitted furniture and there is an additional double bedroom with fitted wardrobes plus a single bedroom which has been improved by incorporating a bespoke bed-frame. The well appointed shower room/WC has been re-fitted with a white suite and wide walk-in shower.

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

The paved driveway provides off road parking for two vehicles and there is an adjacent landscaped courtyard alongside gated access to the rear.

Importantly there is much further potential to increase the size of the living space, subject to obtaining the relevant approval.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Opaque PVCu double glazed/panelled front door set within a matching surround. Tiled floor.

ENTRANCE HALL

Opaque PVCu double glazed door set within matching side-screens. Spindle balustrade staircase. Under-stair storage cupboard. Radiator.

SITTING/DINING ROOM

27'7" x 11'0" (8.41 x 3.35)

Planned to incorporate:

SITTING AREA

With the focal point of a flame effect electric fire and stone hearth. PVCu double glazed bay window to the front. Two wall light points. Radiator.

DINING AREA

PVCu double glazed sliding windows to the rear. Radiator.

BREAKFAST KITCHEN

14'11" x 8'7" (4.55 x 2.62)

Fitted with high gloss wall and base units beneath granite effect heat resistant work surfaces/up-stands and inset stainless steel drainer sink with mixer tap. Pantry. Integrated appliances include a double electric fan oven/grill, four ring ceramic hob with stainless steel chimney cooker hood above, microwave oven, fridge, dishwasher and automatic washing machine. Opaque PVCu double glazed/panelled door to the side. Two PVCu double glazed windows to the rear. Tiled floor. Recessed LED lighting. Radiator.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window at half landing level. Spindle balustrade. Access to the partially boarded loft space via a retractable ladder.

BEDROOM ONE

17'10" x 10'1" (5.44 x 3.07)

Fitted with a comprehensive range of matching fitted furniture including wardrobes, drawers and cupboards. PVCu double glazed bay window to the front. Radiator.

BEDROOM TWO

9'9" x 9'7" (2.97 x 2.92)

Recess for a double bed flanked by fitted wardrobes with cupboards above. PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

8'4" x 7'3" (2.54 x 2.21)

Bespoke bed-deck with cupboards above and beneath. PVCu double glazed window to the front. Radiator.

SHOWER ROOM/WC

8'6" x 7'9" (2.59 x 2.36)

Fitted with a white/chrome semi recessed vanity wash basin and low level WC with concealed cistern. Wide tiled walk-in shower enclosure with thermostatic shower. Opaque PVCu double glazed windows to the side and rear. Partially tiled walls. Recessed low voltage lighting. Shaver point. Chrome heated towel rail.

OUTSIDE

ATTACHED GARAGE

16'2" x 8'3" (4.93 x 2.51)

Up and over door. Light and power. Wall mounted gas central heating boiler. Opaque timber framed window to the side.

SERVICES

All main 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"

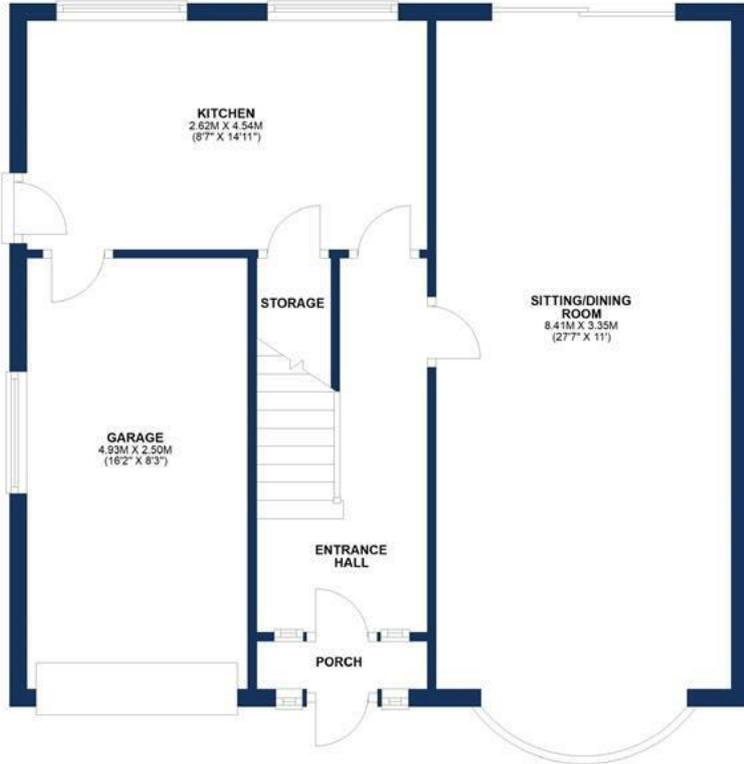
NOTE

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

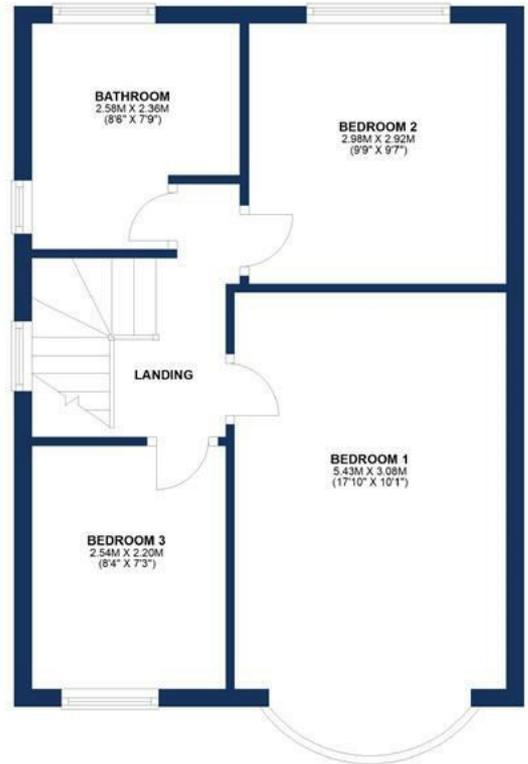


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GROUND FLOOR
APPROX. 61.5 SQ. METRES (662.0 SQ. FEET)



FIRST FLOOR
APPROX. 41.4 SQ. METRES (445.5 SQ. FEET)



TOTAL AREA: APPROX. 102.9 SQ. METRES (1107.4 SQ. FEET)
Floorplans For Illustrative Purposes Only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM