



115 CHAPEL LANE | HALE BARN

OFFERS OVER £350,000

A charming double fronted Victorian cottage presenting an ideal opportunity to remodel to individual taste. The spacious accommodation briefly comprises central entrance hall with spindle balustrade staircase, full depth sitting room approximately 20' in length, fitted kitchen opening onto a spacious dining room, cloakroom/WC, three double bedrooms and shower room/WC. Electric heating. Rear gardens over 60' in length.

POSTCODE: WA15 0SU

DESCRIPTION

Dating back from the latter part of the 19th century this double fronted terraced family house presents an excellent opportunity to remodel to individual taste. Unusually the rear gardens extend to over 60' in length incorporating a substantial lawn screened by mature hedges and a variety of surrounding trees.

Living space is generous with a full depth sitting room featuring an ornate tiled fireplace and a dual aspect. The fitted kitchen provides access to the rear and opens onto a dining room with fitted dresser units flanking both sides of the chimney breast. Completing the ground floor accommodation is a cloakroom/WC.

At first floor level there are three well proportioned double bedrooms and generous shower room/WC.

Surrounding properties are of varying age and design and blend to create an attractive setting. The location is ideal being within the catchment area of highly regarded primary and secondary schools and close proximity to the revitalised village centre that includes Booths supermarket.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

17'2" x 5'7" (5.23 x 1.70)

Opaque glazed/panelled front door with matching transom light. Spindle balustrade staircase to the first floor. Electric storage radiator.

SITTING ROOM

19'9" x 10'10" (6.02 x 3.30)

With the focal point of a tiled fireplace surround and matching hearth. Dual aspect with timber framed windows to the front and rear. Picture rail.

DINING ROOM

10'5" x 9'11" (3.18 x 3.02)

Built-in dresser units flanking both sides of the tiled fireplace surround with matching hearth. Timber framed window to the front. Picture rail. Electric storage radiator.

KITCHEN

10'5" x 9'6" (3.18 x 2.90)

Fitted with a range of matching wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with tiled splash-back. Recess for a cooker and automatic washing machine. Space for a fridge/freezer. Opaque glazed/panelled door to the rear. Timber framed window to the rear.



CLOAKROOM/WC

Wall mounted corner wash basin and low level WC. Timber framed window to the rear.

FIRST FLOOR

LANDING

Spindle balustrade. Timber framed window to the rear.

BEDROOM ONE

13'2" x 10'10" (4.01 x 3.30)

Timber framed window to the front. Picture rail.

BEDROOM TWO

16'4" x 9'11" (4.98 x 3.02)

Built-in wardrobe containing a hanging rail and adjacent recess for a single bed with cupboards above. Fitted dressing table. Study area with fitted pedestal desk. Two timber framed windows to the front. Picture rail. Electric storage radiator.

BEDROOM THREE

10'5" x 9'6" (3.18 x 2.90)

Timber framed window to the rear. Electric storage radiator.

SHOWER ROOM/WC

10'10" x 6'3" (3.30 x 1.91)

Vanity wash basin and low level WC. Electric shower set within tiled surrounds. Airing cupboard. Opaque timber framed window to the rear. Partially tiled walls. Dado rail. Wall mounted convector heater.

OUTSIDE

Private garden to the front and extensive lawned gardens to the rear.

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession on completion.

TENURE

We are informed the property is held on a long leasehold basis. This should be verified by your solicitor.

COUNCIL TAX

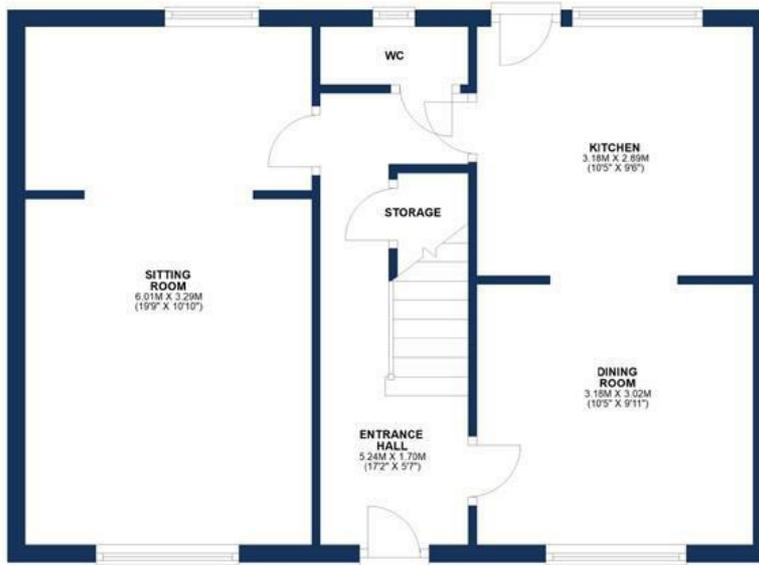
Band "D"

NOTE

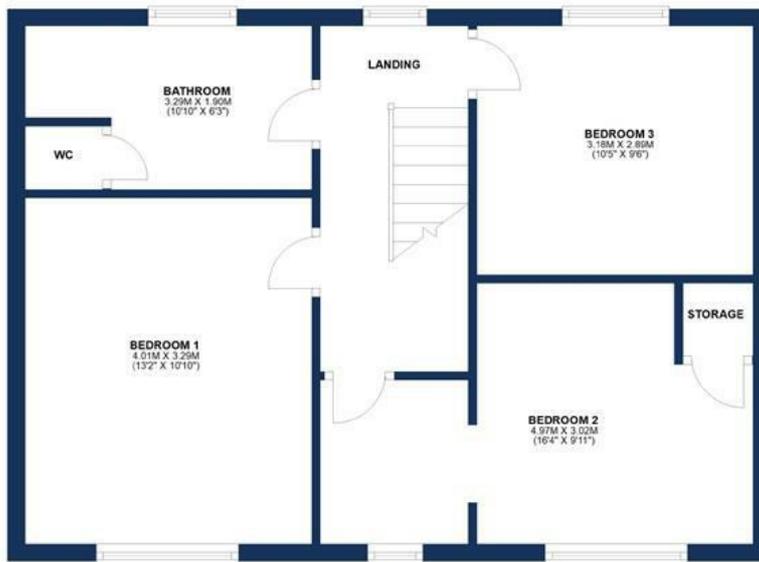
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.

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GROUND FLOOR
APPROX. 50.3 SQ. METRES (541.1 SQ. FEET)



FIRST FLOOR
APPROX. 50.3 SQ. METRES (541.1 SQ. FEET)



TOTAL AREA: APPROX. 100.5 SQ. METRES (1082.2 SQ. FEET)
Floorplans For Illustrative Purposes Only



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