



8 BUTTERMERE DRIVE | HALE BARNES

OFFERS OVER £625,000

An extended and remodelled modern detached family house positioned in a quiet cul de sac. The well presented accommodation briefly comprises enclosed porch, entrance hall, full depth sitting/dining room with French windows to the decked seating area, spacious fitted breakfast kitchen with integrated appliances and French windows to the gardens, cloakroom/WC, three excellent bedrooms and bathroom/WC with separate walk-in shower. Gas fired central heating and PVCu double glazing. Attached garage. Off road parking and private rear gardens laid mainly to lawn.

POSTCODE: WA15 0ST

DESCRIPTION

This modern detached family house occupies an enviable position within this highly favoured locality and the accommodation has been greatly improved by an extension to the rear with the benefit of gas fired central heating and PVCu double glazing.

Approached beyond an enclosed porch the welcoming entrance hall features natural wood flooring which continues into the superb full depth sitting/dining room with French windows opening onto the decked seating area, which is ideal for entertaining during the summer months. Forming part of the extension the spacious breakfast kitchen is fitted with contemporary units complimented by granite work surfaces and a range of integrated appliances, alongside a substantial matching centre island which incorporates a breakfast bar. Completing the ground floor accommodation is a modern cloakroom/WC and importantly there is a utility area within the attached garage accessed internally via the breakfast kitchen.

At first floor level the master bedroom features a comprehensive range of fitted furniture and an additional double bedroom also benefits from fitted wardrobes. There is a further well proportioned bedroom and a luxurious fully tiled bathroom/WC complete with free-standing bath and separate walk-in shower.

Externally there is off road parking within the paved driveway and an attached garage provides useful storage. The delightful landscaped rear gardens are laid mainly to lawn and also incorporate decked seating area set within a fenced perimeter.

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 and Costa Coffee.

There is also much further potential and Planning Application Number 104371/HHA/21 was approved by Trafford Council on the 14th July 2021 for construction of a substantial extension at ground and first floor level.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Opaque PVCu double glazed front door with matching side-screen. Tiled floor. Opaque glazed door to:

ENTRANCE HALL

Turned spindle balustrade staircase to the first floor. Space for hanging coats and jackets. Wood flooring. Radiator. Glazed/panelled door to:

CLOAKROOM/WC

White/chrome wall mounted wash basin and low level WC. Wood flooring. Recessed low voltage lighting. Radiator.

SITTING/DINING ROOM

25'9" x 11'11" (7.85 x 3.63)

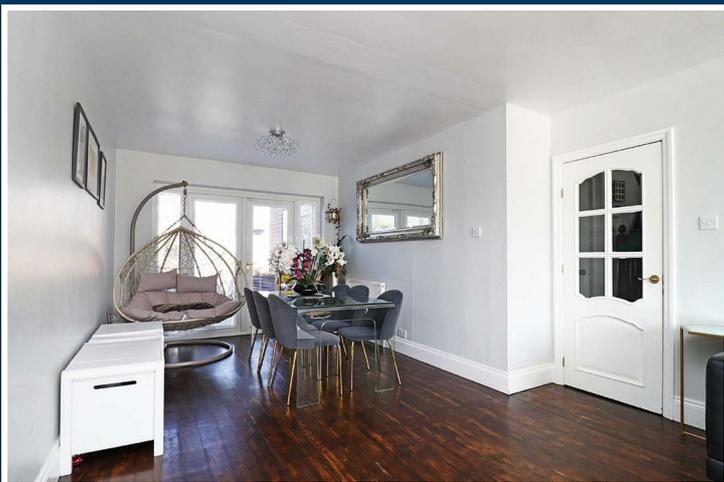
With the continuation of the wood flooring and planned to incorporate:

SITTING AREA

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

DINING AREA

PVCu double glazed French windows set within matching side-screens to the decked seating area. Radiator.



BREAKFAST KITCHEN

17'3" x 15'2" (5.26 x 4.62)

Fitted with contemporary wall and base units beneath granite work surfaces/up-stands and inset 1 1/2 bowl composite drainer sink with mixer tap. Matching centre island with stainless steel sink and mixer tap, breakfast bar to two sides and integrated wine cooler. Additional integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, five ring gas hob with cooker hood above and dishwasher. Recess and plumbing for an American style fridge/freezer. Provision for a wall mounted flat screen television. Access to the attached garage. PVCu double glazed French windows to the decked seating area. PVCu double glazed/panelled door to the side. PVCu double glazed window to the rear. Velux window. Luxury vinyl tiled flooring. Recessed low voltage lighting. Contemporary radiator.

FIRST FLOOR

LANDING

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

BEDROOM ONE

15'0" x 10'0" (4.57 x 3.05)

Full length contemporary fitted wardrobes containing hanging rails and shelving. PVCu double glazed window to an open aspect at the front. Radiator.

BEDROOM TWO

10'5" x 10'0" (3.18 x 3.05)

High gloss white fitted wardrobes containing hanging rails, shelving and drawers. Matching shelving. PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

11'7" x 6'4" (3.53 x 1.93)

PVCu double glazed window to the front. Radiator.

BATHROOM/WC

11'6" x 7'3" (3.51 x 2.21)

Fully tiled and fitted with a modern white/chrome suite comprising free-standing bath with floor mounted mixer/shower tap, wall mounted vanity wash basin with mixer tap and low level WC. Walk-in shower with thermostatic rain shower plus hand held attachment and body jets. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

ATTACHED GARAGE

16'10" x 8'7" (5.13 x 2.62)

Up and over door. Light and power. Wall mounted gas central heating boiler. Plumbing for an automatic washing machine. Opaque timber framed window to the side.

SERVICES

All main services are connected.

POSSESSION

Vacant possession on completion.

TENURE

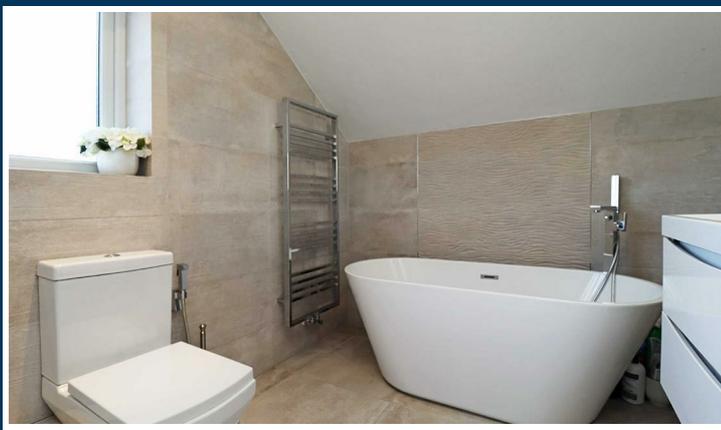
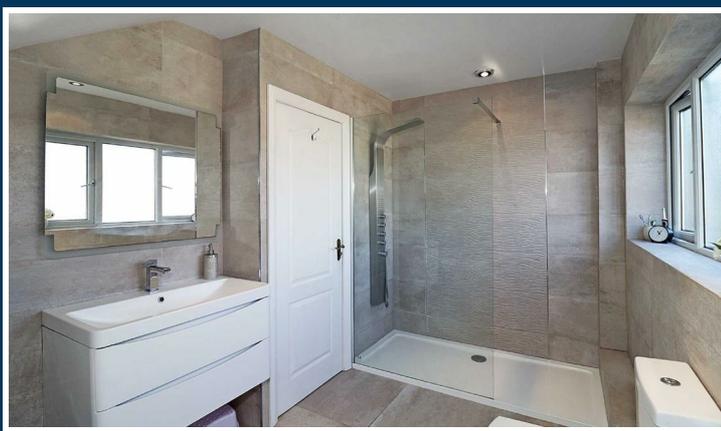
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band "F"

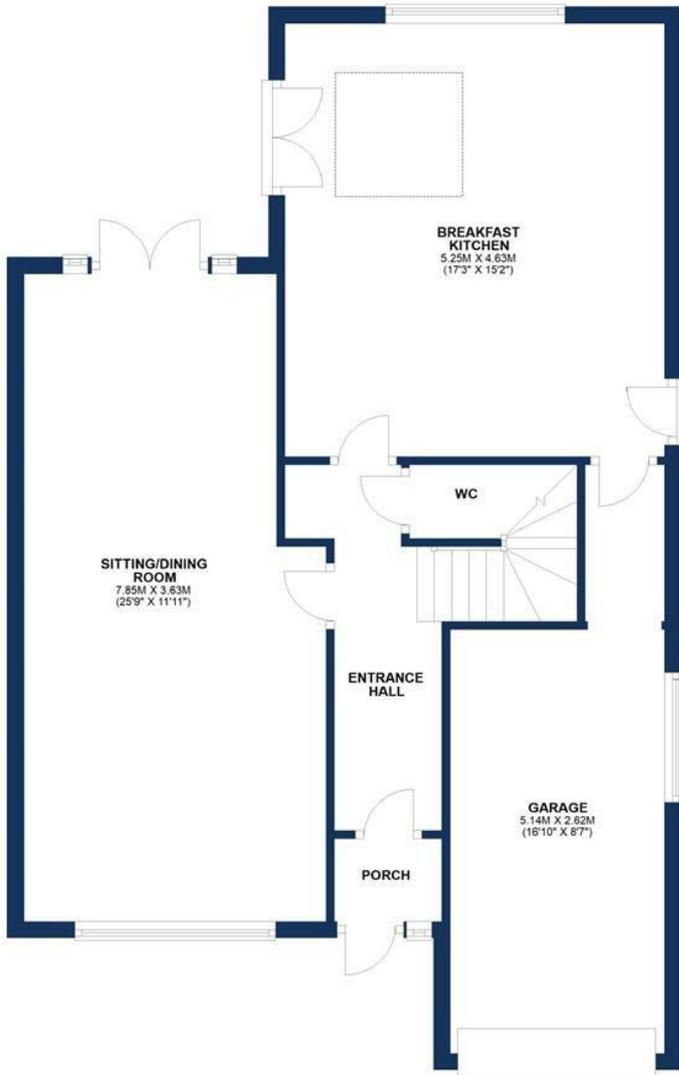
NOTE

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

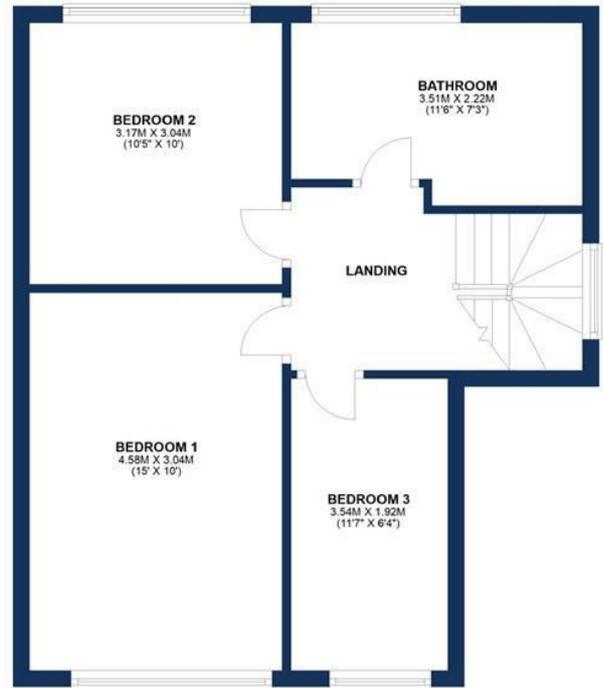


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GROUND FLOOR
APPROX. 78.4 SQ. METRES (843.5 SQ. FEET)



FIRST FLOOR
APPROX. 46.3 SQ. METRES (497.9 SQ. FEET)



TOTAL AREA: APPROX. 124.6 SQ. METRES (1341.5 SQ. FEET)
Floorplans For Illustrative Purposes Only



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