



6 MILLWAY | HALE BARNES

OFFERS OVER £695,000

NO ONWARD CHAIN

An individually designed detached bungalow positioned on a quiet cul de sac with exceptional south westerly facing rear gardens. The accommodation briefly comprises enclosed porch, spacious entrance hall and adjoining cloakroom, sitting room with feature fireplace opening onto the dining room, fitted breakfast kitchen with integrated appliances, two excellent double bedrooms with built-in furniture, additional double bedroom and bathroom/WC. Gas fired central heating and partial PVCu double glazing. Off road parking, attached garage, WC and store rooms. An ideal opportunity to remodel to individual taste and much further potential.

POSTCODE: WA15 0AE

DESCRIPTION

Built to an individual design this superbly proportioned bungalow occupies an excellent location within mature tree lined surroundings. Approximately a ¼ mile distant is the revitalised village centre with its range of individual shops and Booths supermarket. The locality is also well placed for access to the surrounding network of motorways and Manchester International Airport and within the catchment area of highly regarded primary and secondary schools.

A significant aspect of the property is the delightful gardens which are laid mainly to lawn and bordered by mature shrubs and trees to establish a high degree of privacy, all of which combines to create an attractive setting. Importantly with a south westerly aspect to the rear to enjoy sunshine throughout the day and into the evening.

The accommodation is approached beyond an enclosed porch and spacious entrance hall with parquet wood flooring, built-in storage and adjoining cloakroom. The L-shaped open plan living space comprises sitting room with the focal point of a contemporary fireplace and French window leading onto the paved rear terrace and a dining room with views across the exceptional grounds. The fitted kitchen features a matching breakfast table alongside a range of integrated appliances and provides access to the brick built storage rooms, WC and attached garage. There are two double bedrooms with the benefit of built-in furniture, a further double bedroom and bathroom/WC.

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

Off road parking is provided within the paved driveway with an attached garage beyond.

In conclusion, a superb bungalow in a highly favoured location which has reached the stage where a programme of modernisation is required. There is also much further potential subject to obtaining the relevant approval.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Opaque glazed/hardwood front door set within matching side-screens. Quarry tiled floor.

ENTRANCE HALL

Opaque glazed/hardwood door set within matching side-screens. Built-in storage cupboards containing shelving. Parquet wood flooring. Loft access hatch. Wall light point. Radiator.

CLOAKROOM

Ample space for hanging coats and jackets. Opaque timber framed window to the side. Tiled floor.

SITTING/DINING ROOM

21'10" x 15'11" (6.65m x 4.85m)

With clearly defined areas and planned to incorporate:

SITTING AREA

Contemporary tiled fireplace surround and living flame coal effect gas fire. PVCu double glazed French window/Picture window to the rear. Two opaque timber framed windows to the side. Radiator. Wide opening to:

DINING AREA

Wide PVCu double glazed window to the rear. Radiator.

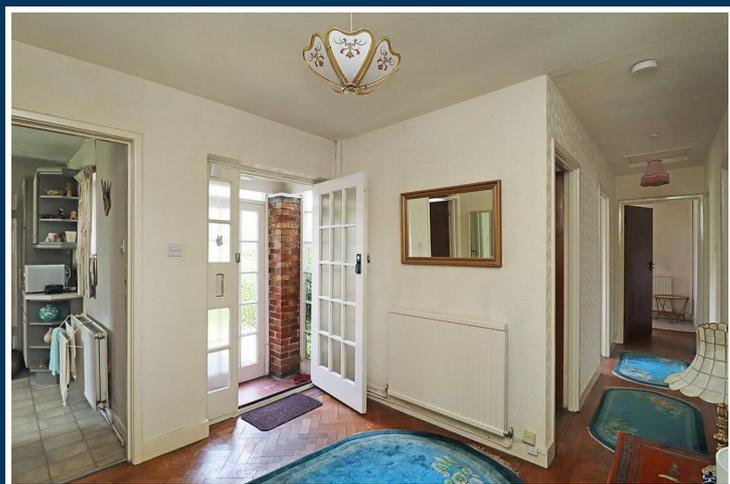
BREAKFAST KITCHEN

14'5" x 10'4" (4.39m x 3.15m)

Fitted with a range of matching wall and base units beneath heat resistant work surfaces and inset 1 ½ bowl composite drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, four ring gas hob with extractor/light above and fridge/freezer. Recess for an automatic washing machine with matching door. Matching breakfast table. Tile effect flooring. Radiator.

LOBBY

Secure access to the front of the property.



WC

5'5" x 3'3" (1.65m x 0.99m)

High level WC.

STORE ONE

5'5" x 2'11" (1.65m x 0.89m)

Housing the wall mounted gas central heating boiler.

STORE TWO

10'3" x 4' (3.12m x 1.22m)

BEDROOM ONE

12'10" x 12" (3.91m x 3.66m)

Built-in wardrobes containing hanging rails and shelving. Timber framed window to the front and two timber framed windows to the side. Radiator.

BEDROOM TWO

12' x 9'11" (3.66m x 3.02m)

Built-in wardrobes containing hanging rails and shelving. Twin pedestal dressing table and shelving. Timber framed window to the side. Radiator.

BEDROOM THREE

9'6" x 8'11" (2.90m x 2.72m)

Timber framed windows in a corner position to the front and side. Parquet wood flooring. Radiator.

BATHROOM/WC

8'6" x 6'1" (2.59m x 1.85m)

Fitted with a suite comprising panelled bath with electric shower and screen above, pedestal wash basin and low level WC. Two opaque timber framed windows to the side. Tiled walls. Recessed lighting. Shaver point. Radiator.

OUTSIDE

ATTACHED GARAGE

15'7" x 9'1" (4.75m x 2.77m)

Up and over door. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

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

COUNCIL TAX

Band F

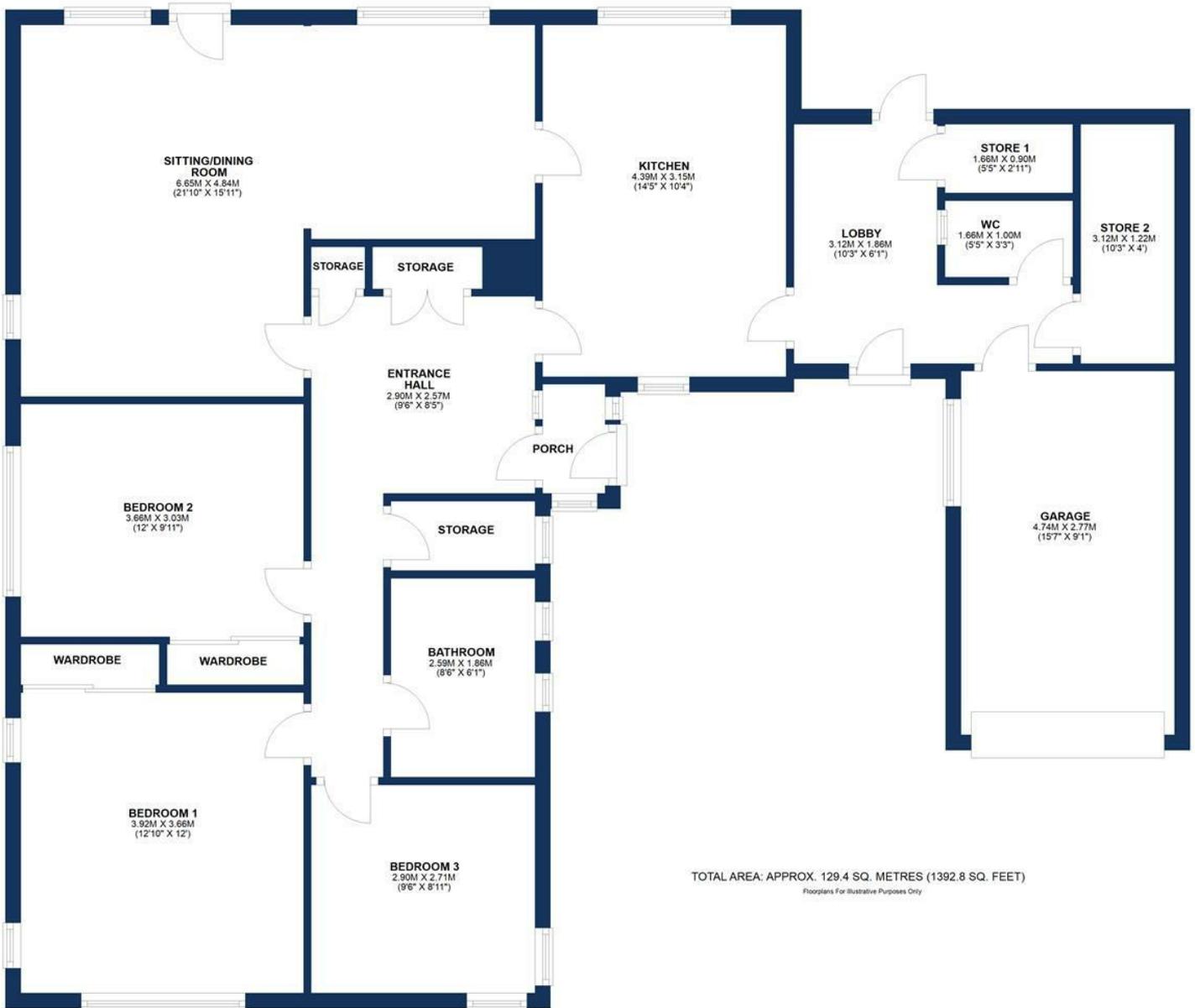
NOTE

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



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GROUND FLOOR
APPROX. 129.4 SQ. METRES (1392.8 SQ. FEET)



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