



355 HALE ROAD | HALE BARNES

OFFERS OVER £250,000

NO ONWARD CHAIN

A well proportioned late Victorian terraced house presenting an ideal opportunity to remodel to individual taste. The accommodation briefly comprises entrance hall, two spacious reception rooms, fitted kitchen with integrated appliances and access to the rear, two double bedrooms and bathroom/WC. Gas fired central heating and PVCu double glazing. Separate brick built storage. Gardens approximately 60 feet in the length.

POSTCODE: WA15 8SX

DESCRIPTION

This attractive late Victorian terraced house occupies an excellent location approximately 100 yards from the revitalised village centre which now includes Booths supermarket, Costa Coffee and the Asian fusion restaurant Balchão. Hale Barns is well placed for access to the surrounding network of motorways and Manchester International Airport and lies within the catchment area of highly regarded primary and secondary schools.

The property has reached the stage where a program of modernisation is required and there is an opportunity to create additional living space within the basement, subject to obtaining the relevant approval.

The accommodation is approached beyond an entrance hall which provides access to each of the spacious reception rooms. Positioned to the rear the kitchen is fitted with Shaker style units and integrated appliances and leads onto the superb rear gardens which extend to approximately 60 feet in length.

The basement comprises two generous chambers with windows to the both front and rear aspects and offers much further potential. The rear chamber also incorporates a useful utility area with space for an automatic washing machine.

At first floor level there are two excellent double bedrooms served by the family bathroom/WC.

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

Externally to the front there is a courtyard whilst to the rear the unusually long private gardens benefit from a newly installed timber fence extending the full length to one side. In addition there is a brick built outhouse providing storage.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Opaque double glazed/panelled PVCu front door. Staircase to the first floor. Radiator.

SITTING ROOM

12'5" x 10'1" (3.78m x 3.07m)

PVCu double glazed window to the front. Coved cornice. Radiator.

DINING ROOM

13' x 10'11" (3.96m x 3.33m)

PVCu double glazed window to the rear. Radiator.

KITCHEN

10'6" x 7'3" (3.20m x 2.21m)

Fitted with Shaker style wall and base units beneath granite effect heat resistant work surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill and four ring gas hob. Opaque double glazed/panelled PVCu door to the rear. PVCu double glazed window to the side. Tile effect flooring. Radiator. Access to:

BASEMENT

CHAMBER ONE

12'10" x 10'3" (3.91m x 3.12m)

PVCu double glazed window to the front. Light and power supplies.



CHAMBER TWO

13' x 10'11" (3.96m x 3.33m)

Base units beneath wood effect heat resistant work surfaces and inset stainless steel drainer sink. Space for an automatic washing machine. PVCu double glazed window to the front. Light and power supplies.

FIRST FLOOR

LANDING

Spindle balustrade. Loft access hatch.

BEDROOM ONE

13'7" x 11'3" (4.14m x 3.43m)

PVCu double glazed window to the front. Radiator.

BEDROOM TWO

13' x 8'8" (3.96m x 2.64m)

PVCu double glazed window to the rear. Radiator.

BATHROOM/WC

7'3" x 7'1" (2.21m x 2.16m)

Fitted with a white/chrome suite comprising panelled bath with electric shower and screen above, pedestal wash basin and low level WC all set within tiled surrounds.. Airing cupboard housing the wall mounted gas central heating boiler. Opaque PVCu double glazed window to the rear. Tile effect flooring.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

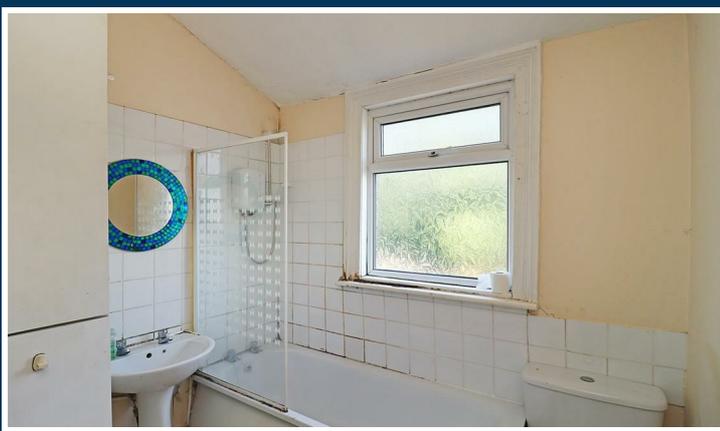
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band C

NOTE

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

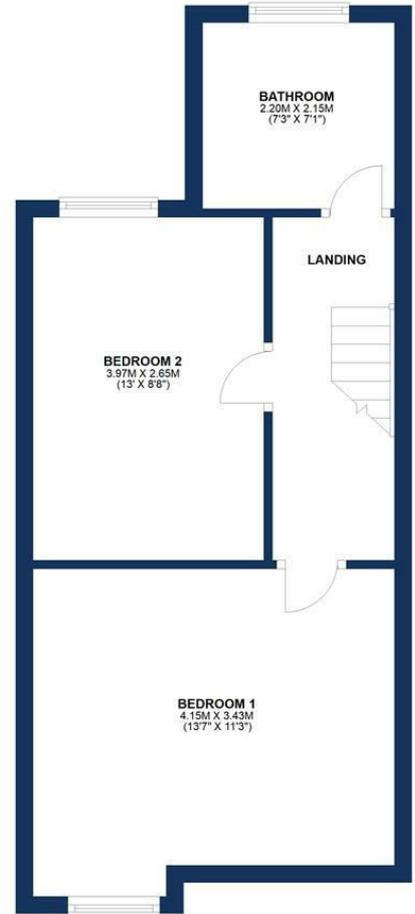
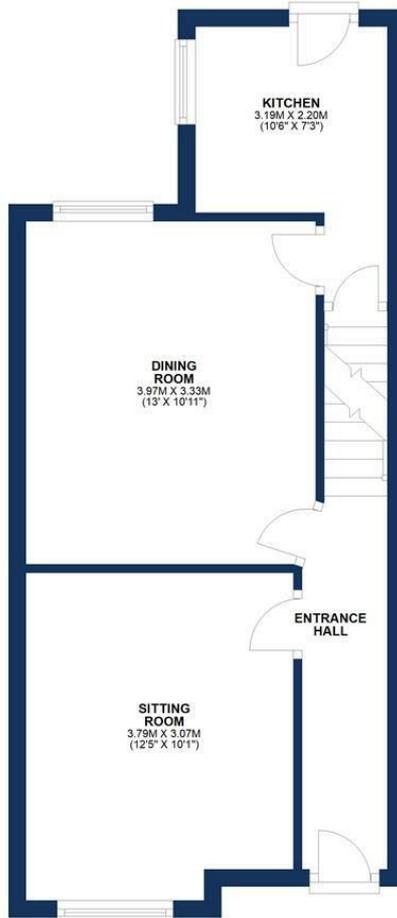
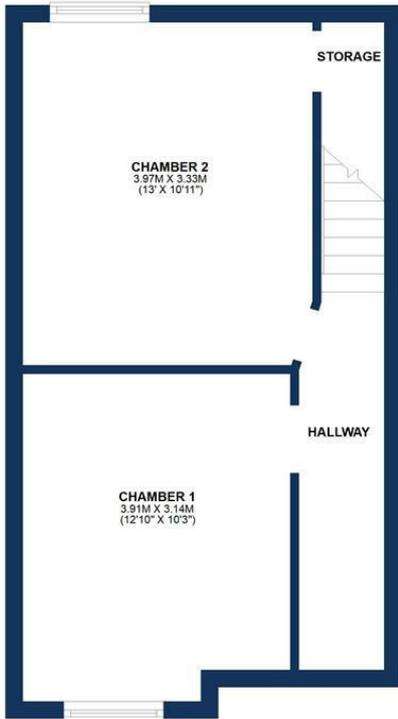


Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

GROUND FLOOR
APPROX. 36.8 SQ. METRES (396.6 SQ. FEET)

FIRST FLOOR
APPROX. 36.7 SQ. METRES (394.6 SQ. FEET)

BASEMENT
APPROX. 31.9 SQ. METRES (343.1 SQ. FEET)



TOTAL AREA: APPROX. 105.4 SQ. METRES (1134.3 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