



3 DIAL ROAD | HALE BARNES

£429,000

NO ONWARD CHAIN

A traditional semi-detached family house with exceptional westerly facing gardens and positioned adjacent to the revitalised village centre. The accommodation briefly comprises recessed porch, wide entrance hall, sitting room with bay window, dining room with French windows to the rear, fitted kitchen with integrated appliances, cloakroom/WC, three excellent bedrooms and bathroom/WC. Gas fired central heating has been installed together with PVCu double glazing. Gravel parking area to the front and secure access to the side. Much further potential.

POSTCODE: WA15 8SR

DESCRIPTION

This traditional semi detached family house is positioned on a cul-de-sac which leads to the green keeper's area of the adjacent Ringway golf club over which there is a footpath from the end of Dial Road. Hale Barns is well placed for access to the surrounding network of motorways and Manchester International Airport and approximately 60 yards to the south lies the revitalised village centre with a range of shops including Booths Supermarket and Costa Coffee. Also within the vicinity are highly regarded primary and secondary schools.

The accommodation is superbly proportioned throughout with the benefit of gas fired central heating and PVCu double glazing. Presenting an ideal opportunity to remodel to individual taste, there is also much further potential to increase the size of the living space subject to obtaining the relevant approval.

Approached beyond a recessed porch the wide entrance hall provides access to both reception rooms and the kitchen. The spacious sitting room features a bay window whilst the dining room opens onto the delightful rear gardens through double opening French windows. The generous kitchen is fitted with contemporary units and integrated appliances and overlooks the exceptional grounds. Completing the ground floor there is also a cloakroom/WC.

At first floor level there are three excellent bedrooms, two of which feature cast iron fireplaces and a bathroom/WC with white suite and chrome fittings.

The rear gardens are certainly a feature, laid mainly to lawn with a variety of mature trees and paved seating area, all of which combines to create an attractive setting. Extending to approximately 85 feet in length and importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

Screened from the road by a mature hedge the gravelled area provides off road parking for three cars and there is secure gated access to the side.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Beneath a brick arch with tiled floor and opaque leaded light/panelled hardwood front door flanked by matching windows.

ENTRANCE HALL

Spindle balustrade staircase to the first floor. Picture rail. Radiator.

SITTING ROOM

12'7" x 11'11" (3.84m x 3.63m)

PVCu double glazed bay window to the front with opaque leaded effect top light. Exposed beams. Picture rail. Radiator.

DINING ROOM

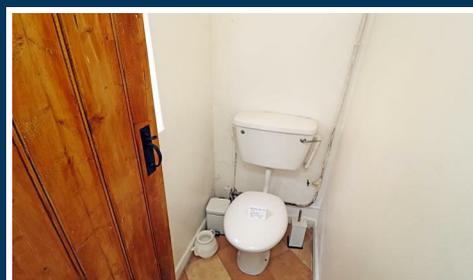
13'5" x 11'11" (4.09m x 3.63m)

PVCu double glazed French windows with transom light. Laminate wood flooring. Radiator.

KITCHEN

11'9" x 10' (3.58m x 3.05m)

Fitted with a range of a matching wall and base units beneath natural wood work surfaces and inset double 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. Recess for an automatic washing machine. Space for a fridge/freezer. Under-stair storage cupboard. Opaque glazed hardwood door to the side. PVCU double glazed window to the rear. Tiled floor. Radiator.



CLOAKROOM/WC

White/chrome low level WC. Opaque timber framed window to the side.

FIRST FLOOR

LANDING

Spindle balustrade. Opaque timber framed window to the side.

BEDROOM ONE

13'5" x 11'1" (4.09m x 3.38m)

Cast iron fireplace. Timber framed double glazed window to the rear. Radiator.

BEDROOM TWO

13'2" x 11'1" (4.01m x 3.38m)

Cast iron fireplace with tiled hearth flanked by built-in wardrobes with cupboards above. PVCu double glazed window to the front. Radiator.

BEDROOM THREE

9'8" x 6'9" (2.95m x 2.06m)

PVCu double glazed window to the front. Loft access hatch. Radiator.

BATHROOM/WC

6'8" x 6'7" (2.03m x 2.01m)

Fitted with a white/chrome suite comprising panelled bath with electric shower over and set within tiled surrounds, pedestal wash basin and low level WC. Opaque timber framed window to the rear. Tile effect flooring. Panelled dado. Radiator.

OUTSIDE

Gravel driveway with off road parking for three cars.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

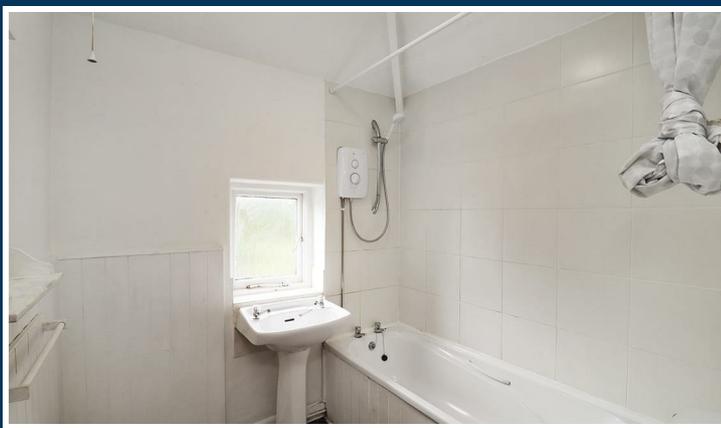
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band D

NOTE

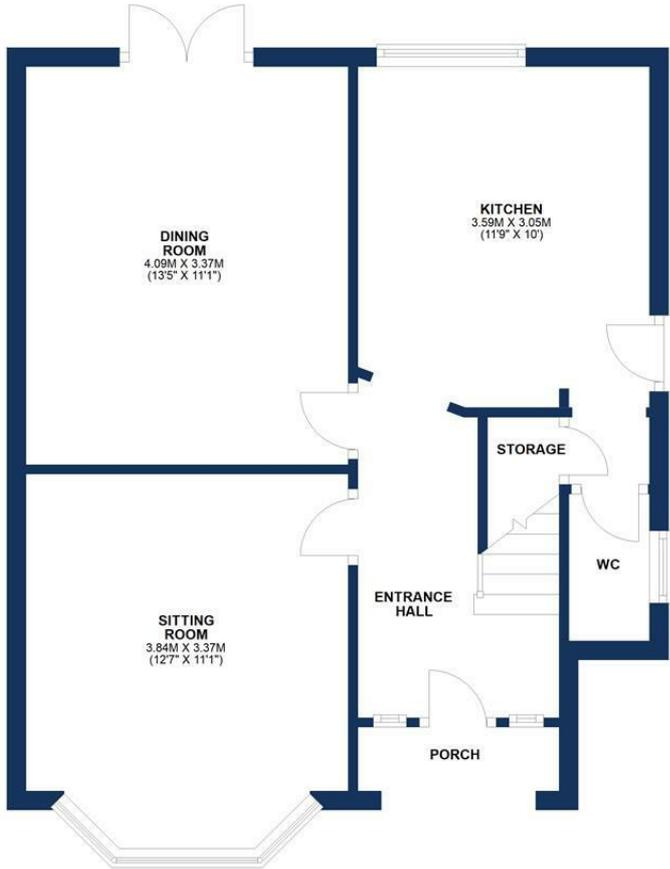
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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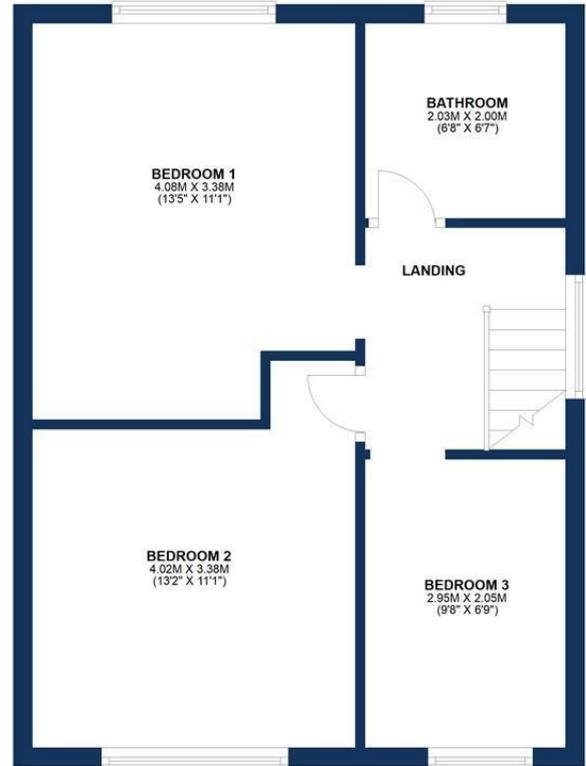
GROUND FLOOR

APPROX. 48.7 SQ. METRES (523.7 SQ. FEET)



FIRST FLOOR

APPROX. 42.5 SQ. METRES (457.6 SQ. FEET)



TOTAL AREA: APPROX. 91.2 SQ. METRES (981.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



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