



5 NORTH DRIVE | HIGH LEGH

OFFERS IN THE REGION OF £795,000

An extended and refurbished modern detached family house in a peaceful location. The beautifully presented accommodation briefly comprises enclosed reception area, entrance hall, stunning open plan living/dining kitchen with a full range of integrated appliances and glazed bi-folding doors, full depth sitting room, cloakroom/WC, master bedroom with fitted furniture and en suite bathroom/WC with separate shower enclosure, three further double bedrooms and well appointed family shower room/WC. Integral double garage with remotely operated door. Gas central heating and PVCu double glazing. Off road parking.

POSTCODE: WA16 6LX

DESCRIPTION

Built to an individual design this modern detached family house occupies an excellent position within a peaceful location. A little over three miles distant is Lymm village with its range of shopping facilities and dining options. The property lies within the catchment area of the highly regarded High Legh Primary School and Lymm High School and there is also access to the local network of motorways with the M6 and M56 being within easy reach. Approximately 15 minutes drive away is the village of Knutsford and the town of Altrincham with its highly popular Market House and Metrolink railway station providing a commuter service into Manchester and surrounding areas.

The accommodation has been refurbished to a superb standard by the current owners and incorporates rooms of generous size in an ideal arrangement. A full depth sitting room with the focal point of a wood burning stove set upon a slate hearth also features double opening French windows to the decked terrace which in turn creates an area ideal for alfresco entertaining. Forming part of the extension and overlooking the delightful landscaped gardens a stunning open plan living/dining kitchen incorporates a full range of integrated appliances, a matching centre island with breakfast bar and glazed bi-folding doors to the rear. The ground floor is completed by a re-fitted cloakroom/WC. At first floor level the spacious master bedroom, with tree lined views to the rear, benefits from a comprehensive range of fitted furniture and en suite bathroom/WC with separate shower enclosure. An additional double bedroom with fitted wardrobes and two further double bedrooms are served by the well appointed family shower room/WC.

A driveway flanked by gardens laid mainly to lawn provides off road parking for at least two vehicles and there is an integral double garage with remotely operated door. The rear gardens are certainly a feature with a decked terrace and lawn beyond, surrounded by a variety of mature trees combining to create an attractive setting with a high degree of privacy.

ACCOMMODATION: GROUND FLOOR

ENCLOSED RECEPTION AREA

Approached through a wood grain effect/opaque double glazed composite front door with matching side screen. Opaque PVCu double glazed door to the integral garage. Tall PVCu double glazed window to the side. Tiled floor. Recessed lighting.

ENTRANCE HALL

13'10" x 9'5" (4.22 x 2.87)

Hardwood opaque double glazed door and matching side screen with galleried landing above. Spindle balustrade staircase to the first floor. Under-stair storage cupboard with shelving. Herringbone wood effect luxury vinyl flooring. Recessed LED lighting. Radiator. Double opening glazed doors to:

LIVING/DINING KITCHEN

26'11" x 20'10" (8.20 x 6.35)

With the continuation of the herringbone wood effect luxury vinyl flooring and planned to incorporate.

KITCHEN

Fitted with a range of white high gloss wall and base units beneath quartz work surfaces/up-stands and inset composite sink with mixer tap and glass splash-back. Matching centre island with breakfast bar and integrated Siemens four ring induction hob with De Dietrich down-draft extractor hood. Additional Siemens integrated appliances include an electric fan oven/grill with combination microwave/fan oven/grill above, larder fridge, freezer, wine fridge, dishwasher and automatic washing machine. Wood grain effect panelled/opaque double glazed composite door to the side. Recessed LED lighting. Contemporary chrome vertical radiator. Cupboard housing the recently installed Worcester Bosch system boiler.

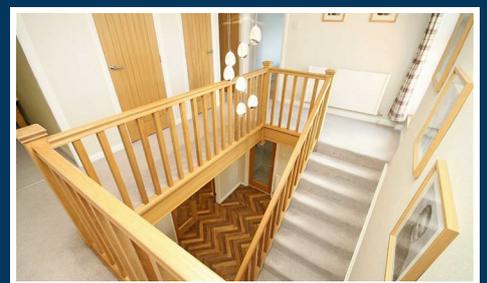
LIVING/DINING AREA

Ample space for both a dining suite and additional seating. Glazed bi-folding doors to the rear gardens. Three tall PVCu double glazed windows to the side. Three velux windows. Provision for a wall mounted flat screen television. Two contemporary vertical radiators.

SITTING ROOM

24'10" x 12'8" (7.57 x 3.86)

A generously proportioned dual aspect sitting room with the focal point of a wood burning stove set upon a slate hearth. Double opening PVCu French windows to decked seating area. PVCu double glazed oriel bay window to the front with wide radiator beneath. Recessed LED lighting. Two wall light points. Vertical radiator.



CLOAKROOM/WC

6'5" x 5'10" (1.96 x 1.78)

Re-fitted with a modern white/chrome vanity wash basin with mixer tap and low level WC. Opaque PVCu double glazed window to the side. Tiled floor. Partially tiled walls. Recessed LED lighting. Chrome heated towel rail.

LANDING

Galleried with a spindle balustrade. Airing cupboard with shelving and housing the hot water cylinder. Storage cupboard with shelving. Tall PVCu double glazed window to the front. Loft access hatch. Radiator.

BEDROOM ONE

17'5" x 12'5" (5.31 x 3.78)

A spacious master bedroom with a comprehensive range of fitted wardrobes containing hanging rails and shelving. Tree lined views to the rear through two PVCu double glazed windows. Recessed LED lighting. Two radiators.

EN SUITE BATHROOM/WC

9'4" x 5'7" (2.84 x 1.70)

A modern white/chrome suite comprising panelled bath with mixer tap, semi recessed wash basin with mixer tap and low level WC. Tiled shower enclosure with thermostatic shower. Opaque PVCu double glazed window the rear. Slate effect flooring. Partially tiled walls. Recessed LED lighting. Chrome heating towel rail.

BEDROOM TWO

15'3" x 9'5" (4.65 x 2.87)

With views toward the West Pennines through a PVCu double glazed window. Radiator.

BEDROOM THREE

12'5" x 10'4" (3.78 x 3.15)

Fitted furniture including wardrobes, chest of drawers and twin pedestal dressing table/desk with matching shelving above. PVCu double glazed window overlooking the delightful rear gardens. Radiator.

BEDROOM FOUR

12'8" x 9'5" (3.86 x 2.87)

A double bedroom with PVCu double glazed window to the front. Radiator.

FAMILY SHOWER ROOM/WC

9'5" x 5'7" (2.87 x 1.70)

Well appointed and re-fitted with a white/chrome Villeroy and Boch suite. Vanity wash basin with mixer tap and cantilevered low level WC with concealed cistern. Tiled walk-in shower with glass screen and thermostatic rain shower plus hand held attachment. Two opaque PVCu double glazed windows to the side. Tiled floor. Partially tiled walls. Recessed LED lighting. Extractor fan. Tall chrome heated towel rail.

OUTSIDE

INTEGRAL GARAGE

15'2" x 17'4" (4.62 x 5.28)

Remotely operated up and over door. Inset 1 1/2 bowl stainless steel drainer sink with recess for an automatic washing machine and tumble dryer beneath a heat resistant work surface. Wall mounted gas central heating boiler. Opaque PVCu double glazed door to the entrance vestibule. PVCu double glazed window to the side.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession on completion.

TENURE

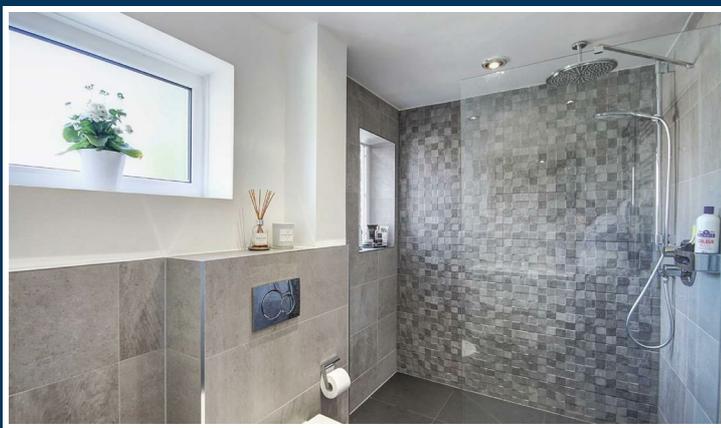
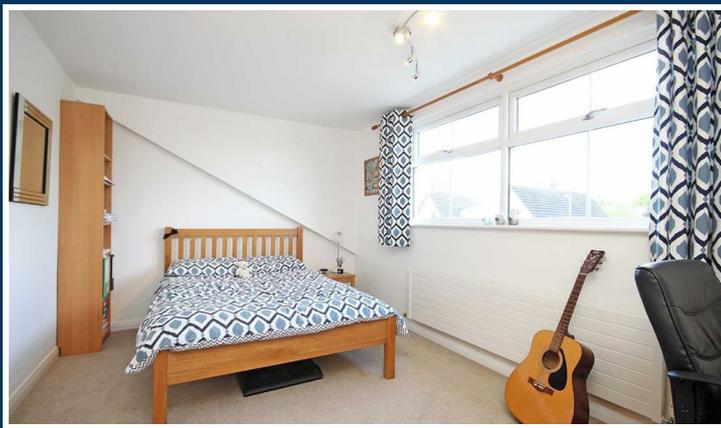
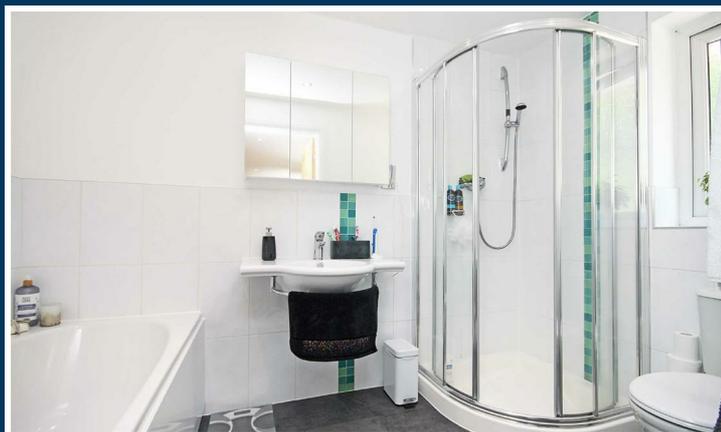
We are informed the property is Freehold. This should be verified by your solicitor.

COUNCIL TAX

Cheshire East Band "F"

NOTE

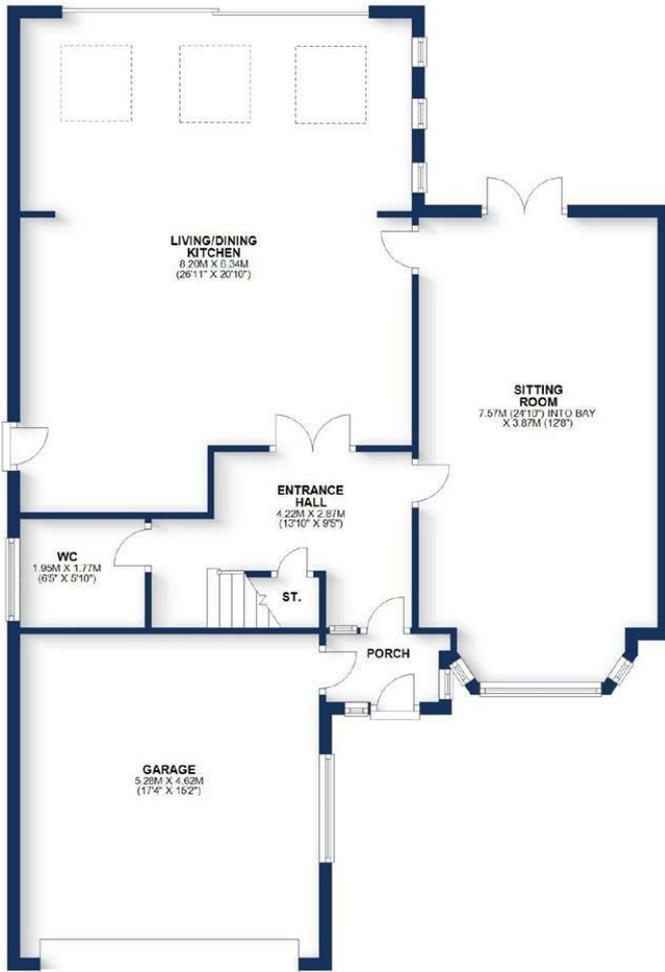
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 120.3 SQ. METRES (1265.0 SQ. FEET)



FIRST FLOOR

APPROX. 83.6 SQ. METRES (899.7 SQ. FEET)



TOTAL AREA: APPROX. 203.9 SQ. METRES (2194.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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