



31 LONGACRES ROAD | HALE BARNES

OFFERS OVER £775,000

A beautifully refurbished and extended detached bungalow with superb south westerly facing landscaped rear gardens. The accommodation briefly comprises recessed porch, wide entrance hall, spacious sitting room with marble fireplace, stunning dining kitchen with integrated appliances and French windows to the paved terrace, three excellent bedrooms and luxurious bathroom/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking and attached garage.

POSTCODE: WA15 0RS

## DESCRIPTION

Longacres Road forms part of a popular residential locality developed in the immediate vicinity with detached properties of varying design beyond a grass verge and tree lined carriageway. Less than a ½ mile distant is the revitalised village centre with its range of individual shops which also includes Booths supermarket and Costa Coffee. The location 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.

Extended and beautifully refurbished by the current owners the accommodation incorporates a lavish dining kitchen fitted with bespoke Shaker style cabinetry and stunning polished granite work surfaces complimented by Miele appliances alongside a sumptuous fully tiled bathroom with contemporary brushed brass fittings.

Upon entering the feeling of space is apparent with a wide entrance hall leading onto an elegant sitting room with the focal point of a marble fireplace surround and living flame coal effect fire set upon a polished granite hearth. The dining kitchen is positioned toward the rear and benefits from an attractive tiled floor with heating beneath. There also an exceptional centre island with dining table, impressive vaulted ceiling and wide French windows open onto the paved terrace which is ideal for entertaining during the summer months. Three excellent bedrooms are served by the luxurious family bathroom and there is further potential to create en suite shower rooms, if desired.

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

The gardens are certainly a feature and great care has been taken to create a delightful landscaped setting ideal for al fresco dining with an adjacent lawn and well planned mature borders. Importantly with a south westerly aspect to enjoy the sunshine throughout the day and into the evening.

The driveway provides off road parking with an attached garage beyond.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

Hardwood panelled door and leaded effect stained glass/panelled side screen. Tiled floor. Recessed LED lighting.

#### ENTRANCE HALL

Cloaks cupboard with shelving and space for hanging coats and jackets. Access to the loft space and wall mounted gas central heating boiler via a retractable ladder. Wood effect tiled floor. Recessed LED lighting. Coved cornice. Radiator.

#### SITTING ROOM

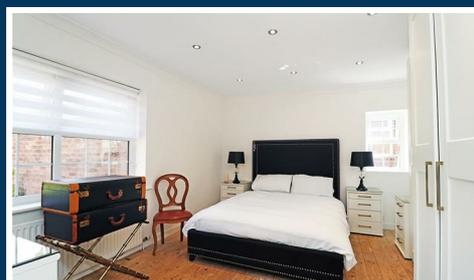
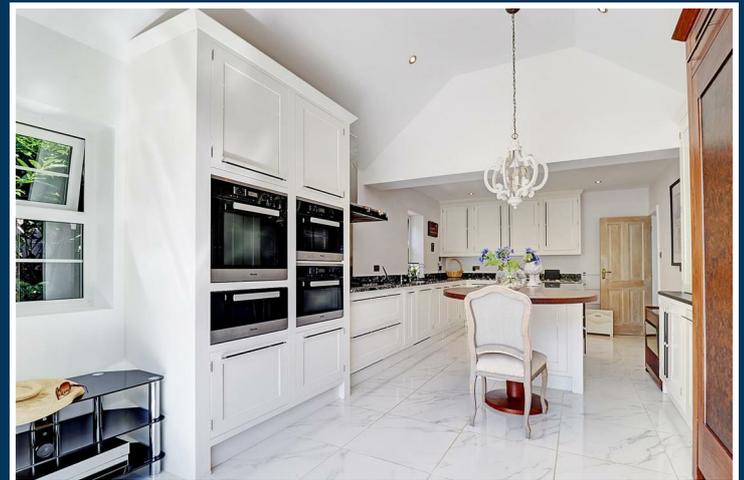
**19' x 11'10" (5.79m x 3.61m)**

Marble fireplace surround, living flame coal effect gas fire and polished granite hearth. PVCu double glazed window to the front. Ceiling rose. Radiator.

#### DINING KITCHEN

**25' x 12'5" (7.62m x 3.78m)**

Fitted with a range of Shaker style wall and base units beneath polished granite work surfaces/up-stands and under-mount stainless steel sink with mixer tap and Quooker instant hot water tap. Matching centre island with peninsula dining table. Integrated Miele appliances include two electric fan oven/grill, microwave oven, warming drawer, five ring gas hob with stainless steel splash-back and matching chimney cooker hood above and dishwasher. Integrated automatic washing machine. Large format tiled floor. Wide PVCu double glazed French windows to the rear. PVCu double glazed windows to both sides. Plumbed underfloor heating.



## BEDROOM ONE

13'8" x 11'8" (4.17m x 3.56m)

PVCu double glazed windows to the front and side. Natural wood flooring. Recessed LED lighting. Coved cornice. Radiator.

## BEDROOM TWO

11'9" x 10'11" (3.58m x 3.33m)

PVCu double glazed window to the rear. Natural wood flooring. Coved cornice. Radiator.

## BEDROOM THREE

11'10" x 8'11" (3.61m x 2.72m)

PVCu double glazed window to the side. Natural wood flooring. Coved cornice. Radiator.

## BATHROOM/WC

8'3" x 5'7" (2.51m x 1.70m)

Fully tiled and fitted with a white/brushed brass suite comprising panelled bath with thermostatic rain shower plus hand-held attachment and screen above, wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Mirror fronted cabinets. Velux window. Recessed LED lighting. Heated towel rail.

## OUTSIDE

### ATTACHED GARAGE

17' x 9' (5.18m x 2.74m)

Up and over door. Opaque PVCu double glazed window to the side. 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

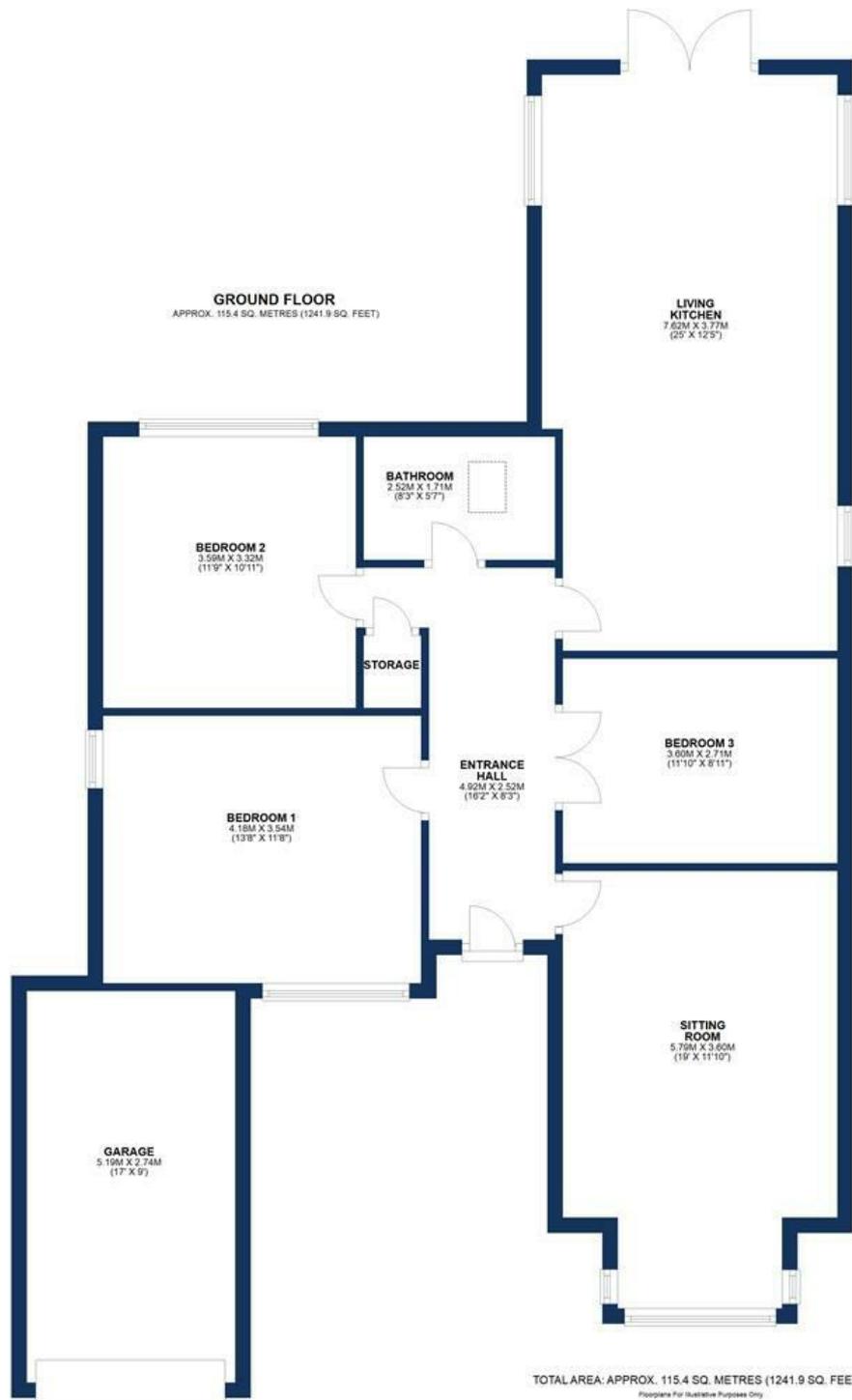
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## NOTE

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



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