



1 ELMRIDGE DRIVE | HALE BARN

OFFERS OVER £475,000

NO ONWARD CHAIN

A superbly presented and extended semi detached family house within this popular area close to the revitalised village centre and highly regarded schools. The accommodation briefly comprises enclosed reception area, entrance hall, sitting room, living room opening into a dining conservatory, breakfast room/kitchen fitted in a contemporary style with integrated appliances, 3 bedrooms and modern bathroom/WC. Attached garage with utility area. South easterly facing tree lined gardens. Gas fired central heating and PVCu double glazing.

POSTCODE: WA15 0JE

DESCRIPTION

This traditional bay fronted semi detached family house occupies an enviable position in the higher part of Hale Barns. Well placed for access to the surrounding network of motorways and Manchester International Airport and less than 200 yards distant is 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.

An additional feature is the south easterly facing rear gardens. Tree lined incorporating both a paved terrace and decked seating area approached from the breakfast kitchen and dining conservatory. Mature borders and raised flower beds combine to create an attractive setting which is ideal for entertaining during the summer months.

The property also benefits from PVCu double glazing and gas fired central heating.

In recent years the ground floor accommodation has been re-modelled and benefits from an extension to the rear creating a spacious breakfast room/kitchen fitted in a contemporary style and with integrated appliances. There is a formal sitting room and rear living room opening into a substantial dining conservatory forming additional all year round living space.

To the first floor are two double bedrooms, a single bedroom and modern bathroom/WC with white suite and chrome fittings.

An attached garage incorporates a utility area to the rear and there is parking within the wide gravel surfaced driveway.

A fine family home ideally located and an appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED RECEPTION AREA

Approached through a hardwood front door with opaque double glazed insert. PVCu double glazed windows on each side. Tiled floor continuing into the:

ENTRANCE HALL

14'0" x 5'9" (4.27 x 1.75)

To one side is the spindle balustrade staircase beneath an opaque PVCu double glazed window at half landing level. Radiator.

CLOAKROOM

White/chrome wall mounted wash basin and low-level WC. Recessed LED lighting. Extractor fan.

SITTING ROOM

12'3" into bay x 11'0" (3.73 into bay x 3.35)

An elegant reception room with a decorative alcove to the chimney breast. PVCu double glazed bay window to the front. Recessed low voltage lighting. Radiator.

LIVING ROOM

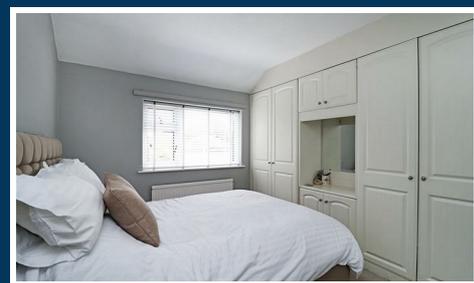
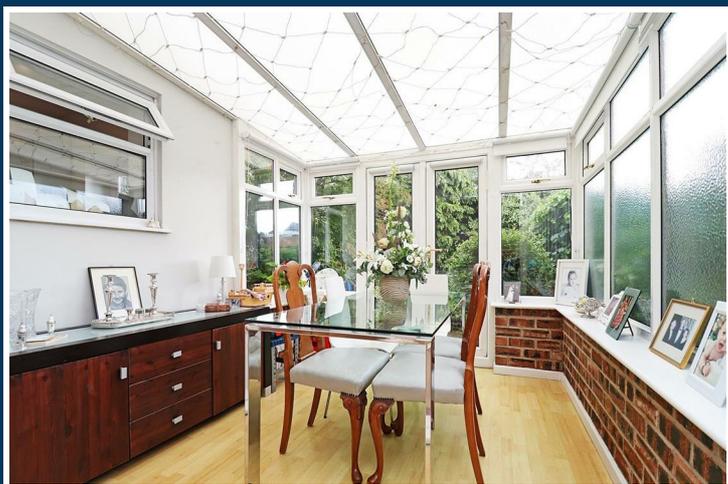
12'0" x 10'6" (3.66 x 3.20)

Laminate wood flooring. Recessed low voltage lighting. Coved cornice. Radiator. Wide opening to:

DINING CONSERVATORY

10'7" x 10'4" (3.23 x 3.15)

A substantial additional room brick to the lower section, PVCu framed and double glazed above and with double opening French windows to the paved rear terrace and gardens. Laminate wood flooring.



BREAKFAST KITCHEN

14'6" x 11'0" widening to 15'0" (4.42 x 3.35 widening to 4.57)

An excellent kitchen/breakfast room with space for table and chairs and fitted with a range of contemporary style wall and base units with stainless steel handles beneath granite effect heat resistant work surfaces and inset 1½ bowl stainless steel drainer sink, and tiled splash-back. Integrated appliances include an electric fan oven/grill and four ring ceramic hob with wide stainless steel chimney cooker hood above. Recess for dishwasher. Space for a fridge/freezer. PVCu double glazed door to the decked seating area and gardens. Access to the garage. Tiled floor. Recessed LED lighting. Radiator.

FIRST FLOOR

LANDING

With a spindle balustrade.

REAR BEDROOM 1

12'0" x 10'6" (3.66 x 3.20)

Including a full wall length range of furniture with five door wardrobes containing double hanging rails and shelving and central illuminated dressing table alcove. PVCu double glazed window to the rear. Radiator.

FRONT BEDROOM 2

12'6" into the bay x 10'6" (3.81 into the bay x 3.20)

Twin fitted wardrobes and central mirror backed cosmetic shelf. PVCu double glazed bay window to the front. Picture rail. Radiator.

FRONT BEDROOM 3

7'0" x 6'6" (2.13 x 1.98)

Currently used as an office with PVCu double glazed window to the front. Radiator.

BATHROOM

8'6" x 6'0" (2.59 x 1.83)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap and screen above, wall mounted wash basin with mixer tap and low-level WC all set within white tiled surrounds. Contrasting slate grey tiled floor. Recessed low voltage lighting. Coved cornice. Chrome heated towel rail.

OUTSIDE

ATTACHED GARAGE/UTILITY

17'6" x 8'0" (5.33 x 2.44)

Light and power supply. To the rear is a laundry area with plumbing for automatic washing machine and space for a tumble dryer. Wall mounted gas central heating boiler.

Parking within the wide gravel surfaced driveway.

GARDENS

The gardens to the rear are approached from both the conservatory and dining room with glazed doors to the decked seating area and paved terrace with lawn beyond. The gardens are screened by mature borders and a variety of trees all of which combines to create an attractive setting with a high degree of privacy. Approximately south easterly facing to enjoy the sunshine throughout the day.

SERVICES

All main services are connected.

TENURE

We have been informed the property is held on a Leasehold basis for the residue of 999 years subject to a Ground Rent of £4.00 per annum. Full details will be provided by our clients Solicitor

COUNCIL TAX

Band "E"

POSSESSION

Vacant possession upon completion.

NOTE

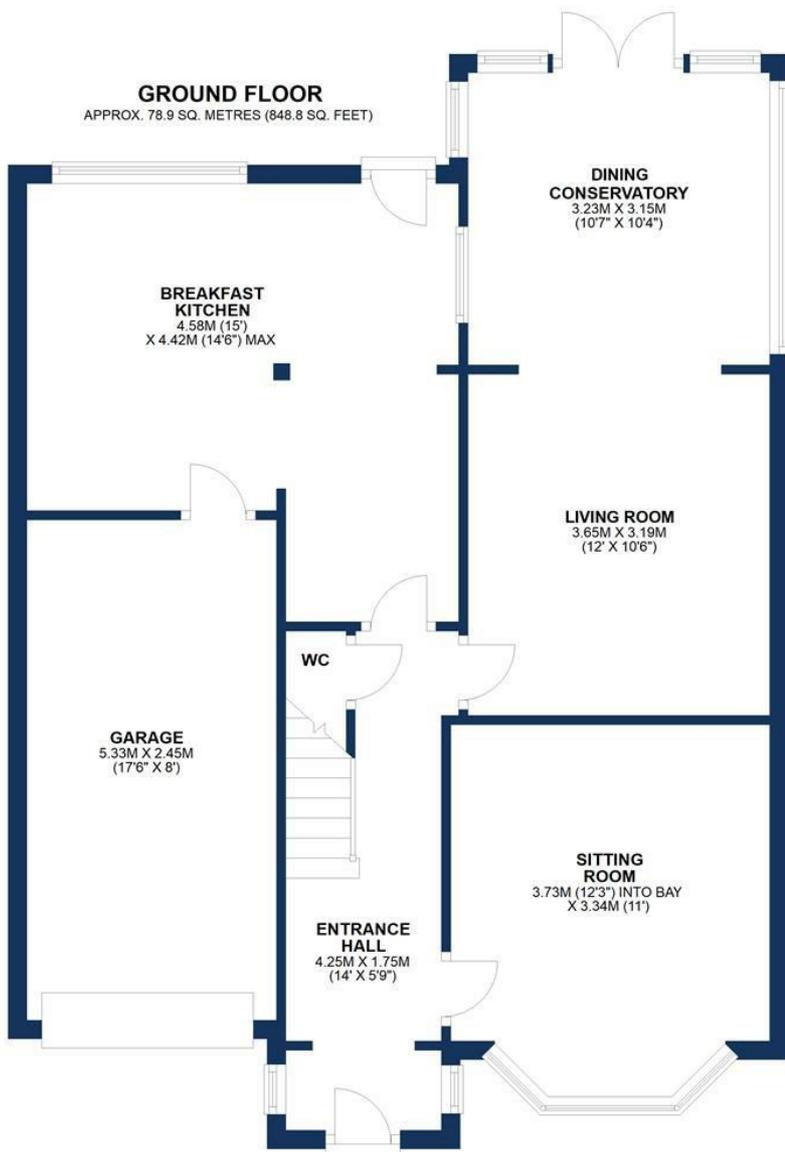
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 78.9 SQ. METRES (848.8 SQ. FEET)



FIRST FLOOR

APPROX. 37.7 SQ. METRES (405.6 SQ. FEET)



TOTAL AREA: APPROX. 116.5 SQ. METRES (1254.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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