



## 21 THE MOUNT | HALE BARNES

OFFERS IN THE REGION OF £500,000

A re-planned end of terrace family house positioned at the head of a quiet cul de sac close to the village centre. The well-proportioned accommodation briefly comprises enclosed porch, entrance hall, through sitting/dining room with sliding windows to the paved rear terrace, Shaker style fitted kitchen, cloakroom/WC, and utility room. Two double bedrooms, generous single bedroom, shower room/WC and separate WC at first floor level. Double bedroom with en suite shower room/WC to the upper floor. Gas fired central heating and double glazing. Superb corner plot with private rear gardens. Off road parking.

POSTCODE: WA15 8SZ

## DESCRIPTION

This bay fronted family house occupies an enviable position in the higher part of Hale Barns just a few hundred yards from the revitalised shopping centre and a similar distance to the highly regarded Elmridge primary school. The locality is also well placed for access to the surrounding network of motorways and Manchester International Airport.

The accommodation has been re-planned to include a naturally light full depth sitting/dining room with French windows opening onto the paved rear terrace. A spacious fitted kitchen with Shaker style units and integrated appliances provides access to a rear hallway with cloakroom/WC and utility room beyond.

At first floor level there is a spacious principal bedroom with built-in wardrobes, a further double bedroom and generously proportioned single bedroom served by the modern shower room/WC with attractive tiling and fitted with a white/chrome suite. There is also a separate WC.

Importantly the loft space has been converted to create a double bedroom with built-in wardrobe and fully tiled shower room/WC.

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

An additional feature is the grounds which include a paved terrace approached from both the sitting/dining room and rear hallway. This attractive setting is laid mainly to lawn with surrounding mature trees and a westerly aspect to enjoy the sunshine throughout the day and into the evening. Occupying an exceptional corner plot there is also further potential to increase the size of the living space, subject to obtaining the relevant permission.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Brick to the lower part, PVCu framed and double glazed above. Tiled floor. Leaded light effect/panelled hardwood door to:

#### ENTRANCE HALL

Cloaks cupboard with space for hanging coats and jackets. Staircase to the first floor with storage beneath. Wood flooring. Radiator.

#### SITTING/DINING ROOM

26'4" x 10'10" (8.03m x 3.30m)

Planned to incorporate:

#### DINING AREA

PVCu double glazed bay window to the front. Laminate wood flooring. Coved cornice. Radiator. Wide opening to:

#### SITTING AREA

Timber framed double glazed French windows set within matching side-screens. Coved cornice. Radiator.

#### KITCHEN

11'11" x 10' (3.63m x 3.05m)

Fitted with a range of Shaker style wall and base units beneath granite effect heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill and four ring gas hob with extractor/light above. Space for fridge/freezer. Recess for dishwasher. Concealed wall mounted gas central heating boiler. PVCu double glazed window to the side. Tile effect flooring.

#### REAR HALLWAY

Opaque double glazed/panelled PVCu door to the side. Timber framed opaque glazed door to the rear terrace. Timber framed windows to the side. Tile effect flooring.

#### CLOAKROOM/WC

Low-level WC. Timber framed double glazed window to the side. Quarry tiled floor. Tiled walls. Recessed low-voltage lighting.



## UTILITY AREA

8'2" x 6'6" (2.49m x 1.98m)

Recess for an automatic washing machine and tumble dryer beneath heat resistant work surfaces and inset stainless steel drainer sink. PVCu double glazed window to the rear.

## STORAGE

5'3" x 5'3" (1.60m x 1.60m)

## FIRST FLOOR

### LANDING

Staircase to the second floor. PVCu double glazed window at half landing level.

### BEDROOM ONE

12'8" x 10'10" (3.86m x 3.30m)

Built-in wardrobe containing hanging rails and shelving. PVCu double glazed window to the rear. Radiator.

### BEDROOM TWO

12'1" x 10'10" (3.68m x 3.30m)

PVCu double glazed window to the front. Radiator.

### BEDROOM THREE

10' x 7' (3.05m x 2.13m)

PVCu double glazed window to the rear. Recessed low-voltage lighting. Radiator.

### SHOWER ROOM/WC

7'11" x 6'9" (2.41m x 2.06m)

Fully tiled and fitted with a white/chrome vanity wash basin with mixer tap and low-level WC. Wide shower enclosure with thermostatic rain shower plus handheld attachment. Opaque PVCu double glazed window to the side. Recessed LED lighting. Chrome heated towel rail.

### WC

White/chrome low-level WC. Opaque PVCu double glazed window to the side. Laminate wood flooring. Recessed LED lighting.

## SECOND FLOOR

### BEDROOM FOUR

15'8" x 10'7" (4.78m x 3.23m)

Built-in wardrobe containing hanging rail. Velux window. Recessed LED lighting.

### EN SUITE SHOWER ROOM/WC

9'8" x 5'11" (2.95m x 1.55m)

Fitted with a white/chrome wall mounted vanity wash basin with mixer tap and low-level WC. Walk-in shower with thermostatic rain shower plus handheld attachment. Tiled walls and floor. Recessed LED lighting. Extractor fan. Radiator.

## OUTSIDE

Off road parking.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

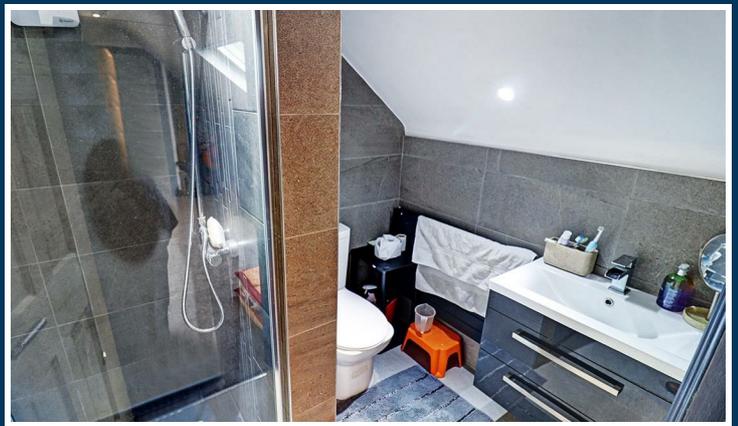
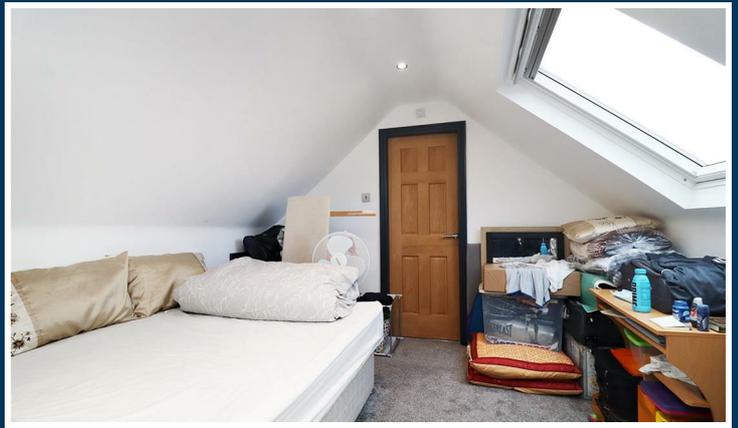
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band C

## NOTE

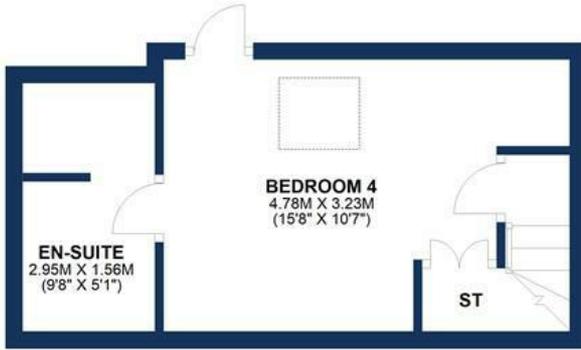
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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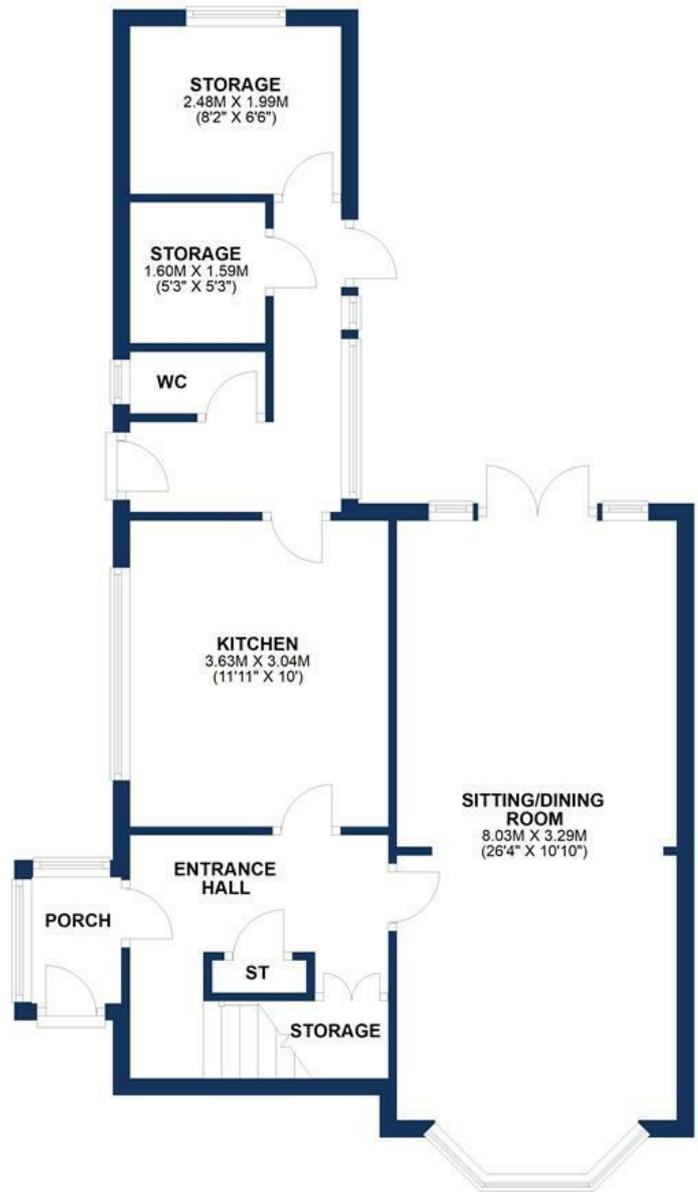
## SECOND FLOOR

APPROX. 20.3 SQ. METRES (218.3 SQ. FEET)



## GROUND FLOOR

APPROX. 60.9 SQ. METRES (655.3 SQ. FEET)



## FIRST FLOOR

APPROX. 44.2 SQ. METRES (475.8 SQ. FEET)



TOTAL AREA: APPROX. 125.4 SQ. METRES (1349.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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