

38 GREENGATE | HALE BARNES

OFFERS IN THE REGION OF £800,000

A superbly presented and re-planned detached bungalow with generous living space and attractive landscaped grounds. The accommodation briefly comprises enclosed porch, entrance hall, spacious sitting room with feature fireplace, separate dining room, fitted breakfast kitchen with integrated appliances and French windows to the rear terrace, substantial conservatory with study area and garden room, ground floor bedroom with fitted furniture and shower room/WC, two first floor bedrooms with fitted wardrobes and shower room/WC. Gas fired central heating and double glazing. Wide block paved driveway and attached garage incorporating a utility area. Lawned rear gardens with a high degree of privacy.

POSTCODE: WA15 0RR

DESCRIPTION

Set well back beyond the grass verge and tree lined carriageway this spacious bay fronted detached bungalow occupies an enviable position in a highly favoured location. Neighbouring properties are mainly of individual design and stand within mature grounds, all of which combines to create an attractive setting. The area is well placed for access to the surrounding network of motorways, Manchester Airport and the revitalised village centre which includes Booths supermarket. The property also lies within the catchment area of highly regarded primary and secondary schools.

The superbly presented accommodation is approached beyond a large enclosed porch and wide entrance hall with turned spindle balustrade staircase. Double opening glazed doors lead onto an elegant sitting room with the focal point of a stone fireplace surround and contemporary flame effect fire framed in chrome. There is a separate dining room and the breakfast kitchen is fitted with integrated Siemens appliances complemented by polished granite work surfaces alongside a matching peninsula dining table and French windows opening onto the stone paved rear terrace. The substantial and much improved conservatory has been carefully planned to incorporate a seating area with delightful views across the grounds and space for a home office.

The ground floor master bedroom benefits from a range of fitted furniture and there is an adjacent modern shower room/WC. At first floor level two bedrooms both feature a comprehensive range of fitted wardrobes and the shower room/WC is fitted with a white/chrome suite. In addition there is access to considerable eaves storage from the landing.

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

The landscaped rear gardens are laid mainly to lawn and bordered by mature shrubs and trees to establish a high degree of privacy. Importantly there is full width stone paved terrace which is ideal for entertain during the summer months.

Entry to the attached garage is via an electrically operated door and includes a utility area plus access to the interior. Ample off road parking is provided within the wide block paved driveway.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

10'2" x 6'6" (3.10m x 1.98m)

PVCu double glazed/panelled front door. PVCu double glazed windows. Tiled floor. Two wall light points. Radiator. Opaque PVCu double glazed/panelled door set within matching side-screens to:

ENTRANCE HALL

17'6" x 5'3" (5.33m x 1.60m)

Turned spindle balustrade staircase to the first floor. Cloaks cupboard with hanging rail and shelving. Wood effect luxury vinyl flooring. Coved cornice. Radiator. Small pane double opening doors to:

SITTING ROOM

21'4" x 12'7" (6.50m x 3.84m)

Stone fireplace surround with matching insert and hearth plus contemporary flame effect electric fire framed in chrome. Leaded light effect PVCu double glazed oriel bay window to the front. Four wall light points. Coved cornice. Two radiators.

DINING ROOM

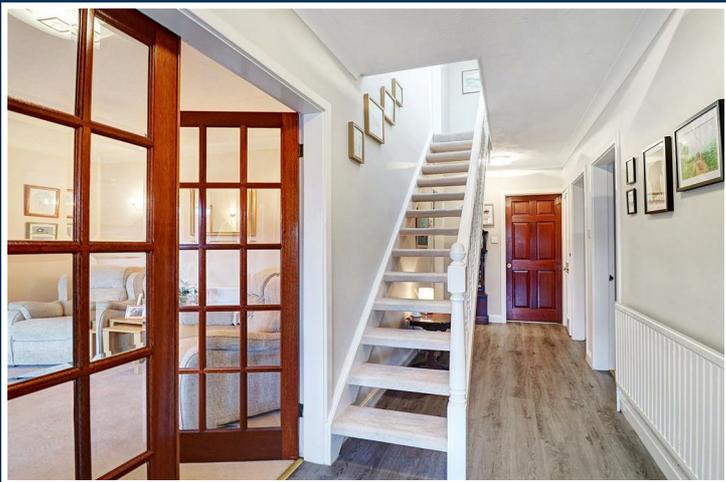
13'4" x 11'11" (4.06m x 3.63m)

Leaded light effect PVCu double glazed window to the front. Coved cornice. Radiator.

BREAKFAST KITCHEN

14'7" x 12'7" (4.45m x 3.84m)

Fitted with a range of beech effect wall and base units beneath polished granite work surfaces/up-stands and under-mount 1½ bowl stainless steel sink with mixer tap. Matching peninsula dining table. Integrated Siemens appliances include an electric fan oven/grill, microwave oven, five ring gas hob with wide stainless steel chimney cooker hood above, fridge/freezer and dishwasher. PVCu double glazed French windows to the rear. PVCu double glazed window to the rear. Karndean tile effect flooring. Recessed low-voltage lighting. Provision for a wall mounted flat screen television. Radiator. Glazed door to:



GARDEN ROOM

15'2" x 8'7" (4.62m x 2.62m)

Brick built to the lower part, PVCu framed and double glazed beneath an improved roof structure. French windows to the rear gardens. Karndean tile effect flooring.

STUDY AREA

9'11" x 8'7" (3.02m x 2.62m)

Access to the attached garage and utility area. PVCu double glazed French window to the side. Wall light point. Radiator.

BEDROOM ONE

13'4" x 13' (4.06m x 3.96m)

Fitted with a six door range of wardrobes containing hanging rails and shelving. Matching twin pedestal dressing table with cupboards above. Timber framed double glazed window to the rear. Coved cornice. Radiator.

SHOWER ROOM/WC

7'5" x 7'5" (2.26m x 2.26m)

White/chrome semi recessed vanity wash basin with mixer tap and low level WC with concealed cistern all set within tiled surrounds. Tiled corner enclosure with thermostatic shower. Linen cupboard with shelving. Opaque timber framed double glazed window to the rear. Karndean tile effect flooring. Recessed low-voltage lighting. Extractor fan. Chrome heated towel rail.

FIRST FLOOR

LANDING

Turned spindle balustrade. Access to eaves storage. Velux window.

BEDROOM TWO

13'2" x 12'8" (4.01m x 3.86m)

Fitted with a full width range of wardrobes and matching bedside tables. Timber framed double glazed window to the rear. Radiator.

BEDROOM THREE

13'4" x 12'10" (4.06m x 3.91m)

Fitted with a comprehensive range of wardrobes containing hanging rails and shelving. Timber framed double glazed window to the rear. Radiator.

SHOWER ROOM/WC

7'1" x 6'8" (2.16m x 2.03m)

White/chrome semi recessed vanity wash basin with mixer tap and low level WC with concealed cistern. Wide tiled enclosure with thermostatic shower. Opaque timber framed window to the rear. Recessed low-voltage lighting. Chrome heated towel rail.

OUTSIDE

ATTACHED GARAGE

26'9" x 8'7" (8.15m x 2.62m)

Electrically operated up and over door. Light and power supplies. Opaque timber framed window to the side. Wall mounted gas central heating boiler. Utility area comprising 1 1/2 bowl composite drainer sink with mixer tap, heat resistant work surface and base unit with recess for an automatic washing machine and space for a tumble dryer.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

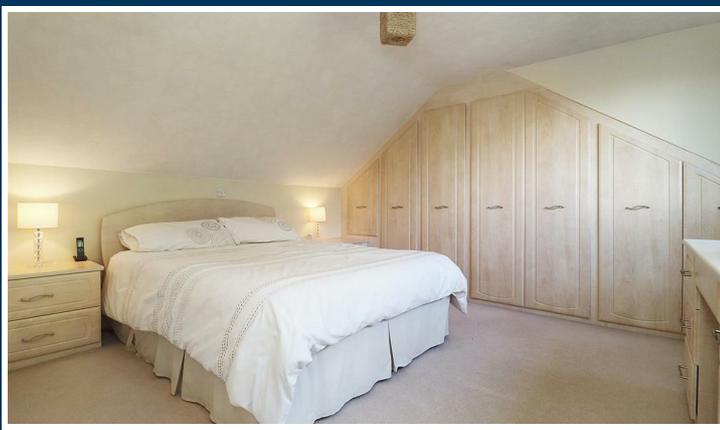
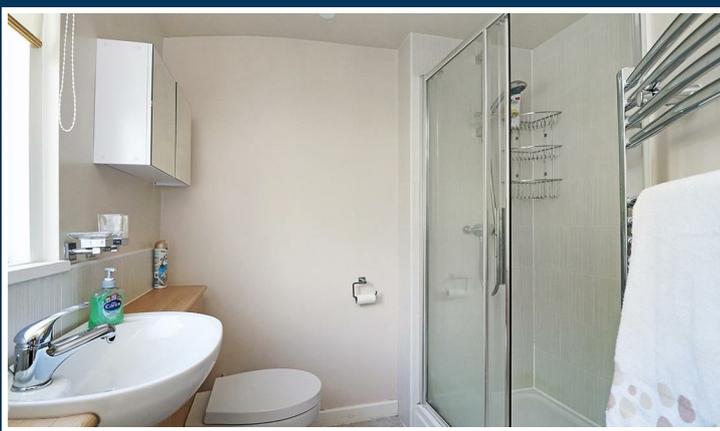
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £12.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX

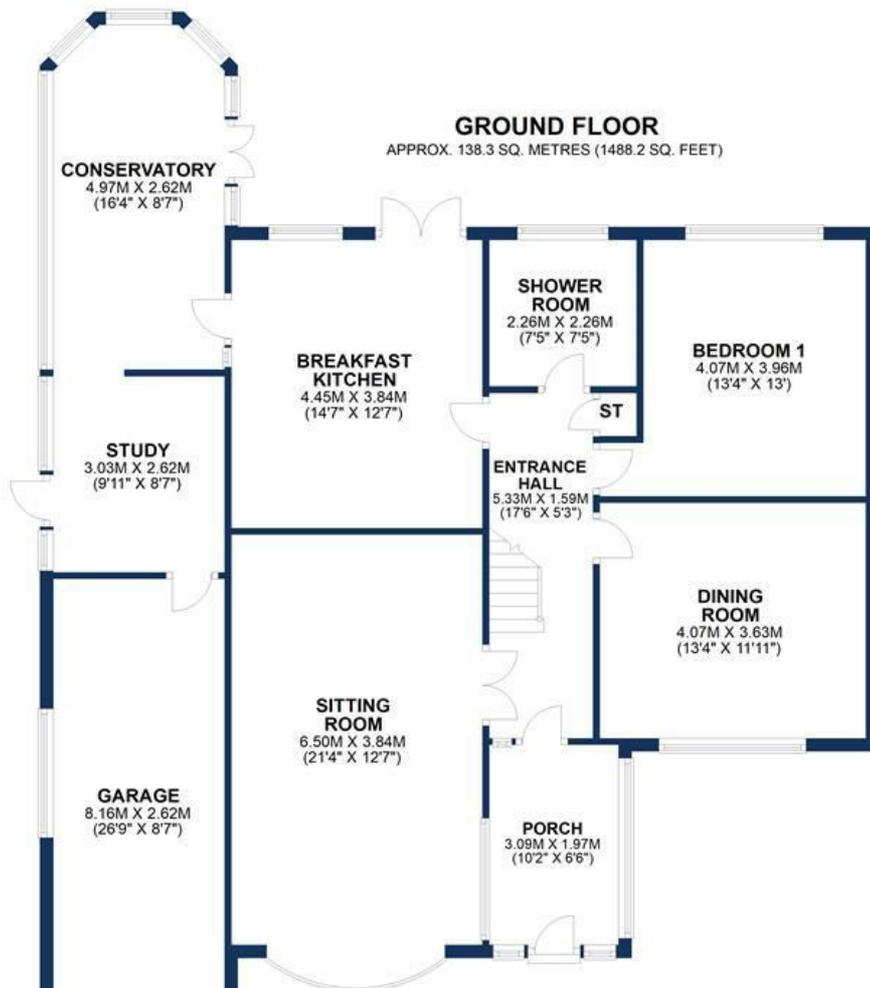
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NOTE

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



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TOTAL AREA: APPROX. 189.8 SQ. METRES (2042.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



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