



12 HASLEMERE AVENUE | HALE BARNES

£1,600,000

NO ONWARD CHAIN

A stunning detached property constructed to an exceptional standard throughout and occupying a magnificent plot of approximately ½ an acre.

The accommodation combines attractive rendered elevations with well conceived planning and superb interior design to deliver a high specification family house. In brief; entrance hall, sitting room, living/dining kitchen, utility room, cloakroom/WC, principle bedroom with en suite shower room/WC, guest bedroom with en suite shower room/WC, two further double bedrooms and family bathroom/WC. Gas fired central heating and double glazing. Integral garage. Paved rear terrace on two levels and extensive tree lined lawned gardens.

POSTCODE: WA15 0AU

DESCRIPTION

A stunning detached property constructed to an exceptional standard throughout. This property offers a stunning modern style with marvellously designed interiors and exteriors

Positioned on one of Hale Barns most popular roads, this family house features attractive rendered elevations with contrasting window frames, includes large areas of glazing and has therefore been specifically designed to produce a naturally light, open and spacious interior. The outstanding contemporary kitchen with exquisite low profile quartz work surfaces and a range of quality appliances is complemented by the lavish bathrooms furnished with white ceramic sanitary ware and matt black fittings.

Upon entering the feeling of space is apparent with astounding views from the hallway extending the full length of the remarkable rear gardens. The ground floor is largely laid out for open plan living but split into distinctive areas. The centre piece is an outstanding fitted kitchen with remarkable centre island and adjoining utility room. The adjacent living/dining area opens seamlessly onto a raised terrace with glass balustrade through large format black aluminium patio doors and steps lead down to an additional seating area which is ideal for entertaining during the summer months. The impressive kitchen layout combined with the flow into the perfectly designed external areas really brings the outdoors inside, further accentuating the feeling of light and space. In addition there is a spacious sitting room positioned off the entrance hall and a fully tiled cloakroom/WC plus office. The elevated position of the house along with the south-westerly orientation creates a house full of light throughout the day.

At first floor level the master bedroom benefits from commanding tree lined views across the grounds and a sumptuous en suite shower room/WC. The guest bedroom has superbly appointed en suite facilities and two further double bedrooms are served by the luxurious family bathroom complete with free-standing bath and walk-in shower.

Gas fired central heating alongside remote controlled 'Heat Mat' underfloor heating to the open plan living space and bathrooms has been installed together with double glazing throughout. The property also benefits from a 'Hive' wireless thermostat.

The extensive landscaped gardens are certainly a feature and great care has been taken to create a high degree of privacy through the use of a variety of mature trees and shrubs. Importantly with a south westerly aspect to enjoy sunshine throughout the day and into the evening. The house enjoys stunning views over the beautiful tree lined gardens Furthermore lighting is positioned to enhance the exterior.

The driveway provides parking for several cars and the garage is accessed via a remotely operated door.

With its convenient location and rejuvenated village centre, Hale Barns remains hugely desirable and sought after as a residential location. Only 12 miles from Manchester's vibrant city centre and minutes from the M56, Hale Barns could not be better placed. The location offers easy access to Manchester International Airport as well as Hale train station and the Metrolink station in Altrincham.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Double glazed/panelled wood grain effect composite front door set within matching side-screens. Recess with hanging rail for coats and jackets. Glass balustrade staircase to the first floor. Under-stair storage cupboard. Large format porcelain tiled floor. Recessed LED lighting. Radiator.

LOUNGE

19'11" x 10'10" (6.07m x 3.30m)

Provision for a wall mounted flat screen television. UPVC double glazed window to the front. Recessed LED lighting. Radiator.

LIVING/DINING KITCHEN

31'3" x 20'5" (9.53m x 6.22m)

With the continuation of the porcelain tiled and heated floor. Planned to incorporate:

KITCHEN

Fitted with flat white wall and base units beneath low profile quartz work surfaces/up-stands and under-mount sink with mixer tap. Soft close doors and drawers. Larder unit. Matching centre island incorporating a breakfast bar and integrated four ring induction hob with down-draft extractor fan. Additional integrated appliances include an electric fan oven/grill, combination microwave/fan oven/grill, warming drawer and dishwasher. Plumbed recess for an American style fridge/freezer. Recessed LED lighting.

LIVING/DINING AREA

Large format double glazed sliding windows to the raised rear terrace with glass balustrade. Recessed LED lighting.

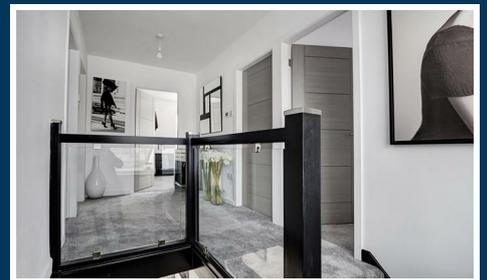
UTILITY ROOM

9'4" x 5'11" (2.84m x 1.80m)

Matt white wall and base units beneath granite effect heat resistant work surfaces and stainless steel drainer sink with mixer tap and tiled splash-back. Concealed wall mounted gas central heating boiler. Opaque UPVC double glazed/panelled door to the side. Porcelain tiled floor. Recessed LED lighting. Radiator.

OFFICE

Recessed LED lighting.



CLOAKROOM/WC

White/chrome wash basin with mixer tap set within a vanity cupboard and WC with concealed cistern. Tiled walls and floor. Recessed LED lighting. Heated towel rail.

FIRST FLOOR

LANDING

UPVC double glazed picture window to the front. Glass balustrade. Radiator.

MASTER BEDROOM

15' x 12'9" (4.57m x 3.89m)

UPVC double glazed window to the rear. Radiator.

EN SUITE SHOWER ROOM/WC

Set within tiled surrounds a wide wall mounted vanity wash basin with mixer tap and WC with concealed cistern. Walk-in shower beyond a crittall effect glass screen with tiled walls and thermostatic rain shower plus hand-held attachment. UPVC double glazed window to the rear. Heated tiled floor. Recessed LED lighting. Extractor fan. Heated towel rail.

BEDROOM TWO

15' x 11'1" (4.57m x 3.38m)

UPVC double glazed window to the front. Radiator.

EN SUITE SHOWER ROOM/WC

Vanity wash basin with mixer tap and WC with concealed cistern set within tiled surrounds. Walk-in shower beyond a glass screen with tiled walls and thermostatic rain shower plus hand-held attachment. Heated tiled floor. Recessed LED lighting. Extractor fan. Heated towel rail.

BEDROOM THREE

14'5" x 8'11" (4.39m x 2.72m)

UPVC double glazed window to the rear. Radiator.

BEDROOM FOUR

16'9" x 10'10" (5.11m x 3.30m)

UPVC double glazed window to the side. Radiator.

FAMILY BATHROOM/WC

10' x 7'11" (3.05m x 2.41m)

Ultra modern, fully tiled and fitted with a white suite comprising free-standing bath with floor mounted mixer/shower tap, wide wall mounted wash basin with mixer tap and WC with concealed cistern. Walk-in shower beyond a Crittall effect glass screen with thermostatic rain shower plus hand-held attachment. UPVC double glazed window to the side. 'Heat Mat' underfloor heating controlled via a digital wall panel. Recessed LED lighting. Extractor fan. Heated towel rail.

OUTSIDE

INTEGRAL GARAGE

18' x 10'1" (5.49m x 3.07m)

Remotely operated up and over door.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

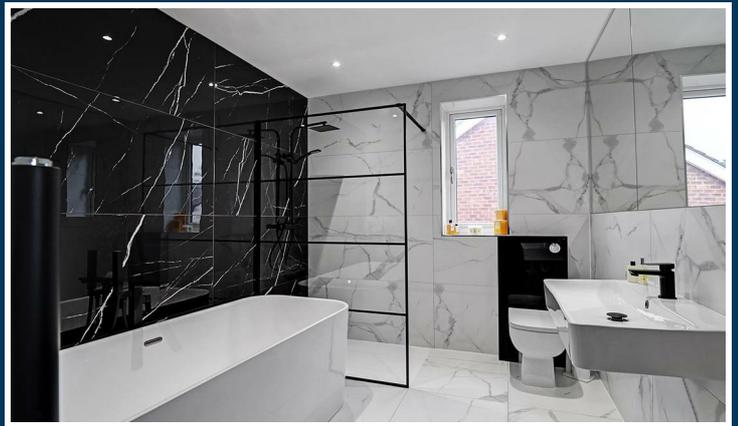
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band G

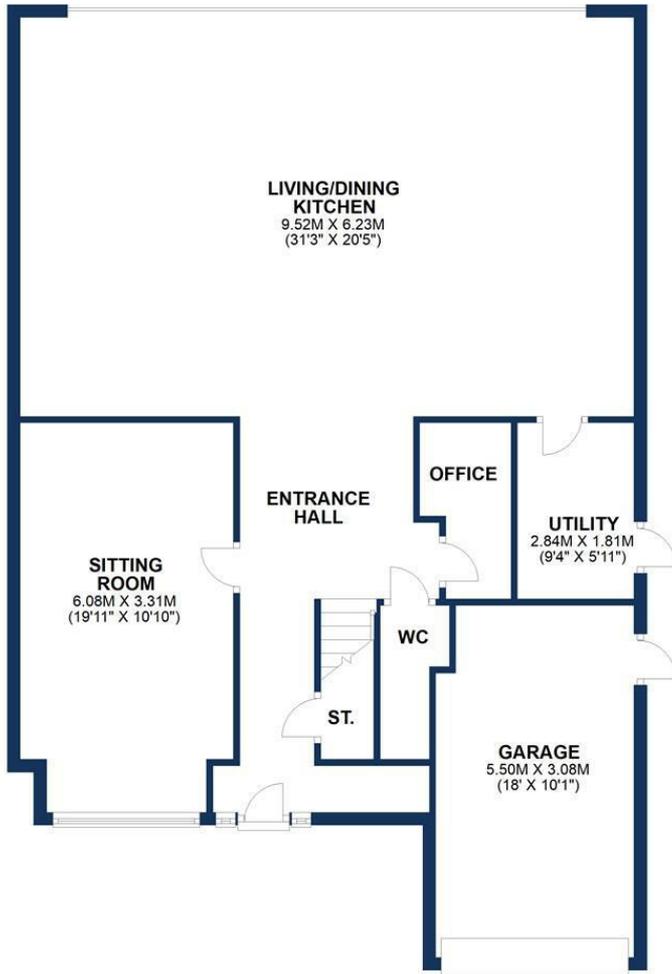
NOTE

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



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GROUND FLOOR



FIRST FLOOR



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