



78 TARBOLTON CRESCENT | HALE

£325,000

A superbly presented semi detached family house with south facing landscaped rear gardens and positioned in a popular residential location. The accommodation briefly comprises entrance hall, WC, cloakroom, full depth sitting/dining room with sliding windows to the conservatory, contemporary fitted kitchen with integrated appliances, two excellent double bedrooms with fitted/built-in furniture, generous single bedroom and fully tiled modern shower room/WC. Gas fired central heating and PVCu double glazing. Lawned gardens to the front and side and paved rear terrace.

POSTCODE: WA15 8LF

DESCRIPTION

Tarbolton Crescent is a modern development grouped around a central green with recreational facilities available at Wellfield Lane Park which includes a children's playground and separate dog walking area. The location is ideal being well placed for local shops on Grove Lane, within the catchment area of some of the borough's finest schools and a little over a mile into the village of Hale with its range of restaurants and bars and train station providing a commuter service into Manchester. The property is also well situated for easy access to the surrounding network of motorways and Manchester International Airport.

This modern semi detached family house is well proportioned and superbly presented throughout with the benefit of gas fired central heating and PVCu double glazing.

The accommodation is approached beyond an entrance hall with WC and adjacent cloakroom to one side. The elegant sitting/dining room extends to approximately 24' in length and leads onto a substantial conservatory which in turn opens onto the paved terrace through double opening French windows. Positioned toward the rear the fitted kitchen features contemporary high gloss white units and a range of integrated appliances with a rear hallway providing access to the gardens and walk-in storage cupboard/pantry.

At first floor level there are two spacious double bedrooms each with fitted/built-in furniture, a generous single bedroom and fully tiled family bathroom/WC fitted with a modern suite and walk-in shower.

The gardens are certainly a feature and the full width paved rear terrace is ideal for entertaining during the summer months and importantly with a southerly aspect to enjoy the sunshine throughout the day. To the front and side there are lawned gardens flanked by well stocked mature borders and the grounds have a hedge/fence perimeter to provide screening and create privacy.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Opaque leaded light/panelled wood grain effect composite front door. Turned spindle balustrade staircase to the first floor with PVCu double glazed window at half landing level. Laminate wood flooring. Coved cornice. Radiator.

WC

5'7" x 5' (1.70m x 1.52m)

White/chrome pedestal wash basin and low-level WC. Plumbing for an automatic washing machine. Opaque PVCu double glazed window to the front. Tiled walls. Tile effect floor.

CLOAKROOM

Space for hanging coats and jackets.

SITTING/DINING ROOM

24' x 10'7" (7.32m x 3.23m)

Tall PVCu double glazed window to the front. Laminate wood flooring. Coved cornice. Two radiators. PVCu double glazed sliding windows to:

CONSERVATORY

10' x 9' (3.05m x 2.74m)

Brick to the lower part, PVCu framed and double glazed beneath an opaque roof. French windows to the paved rear terrace. Tiled floor.

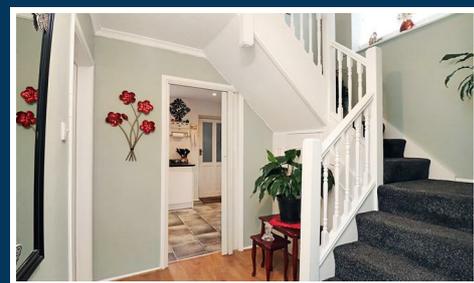
KITCHEN

10'4" x 8'1" (3.15m x 2.46m)

Fitted with high gloss white wall and base units beneath granite effect heat resistant work surfaces/up-stands and inset composite drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, microwave oven and four ring induction hob with extractor/light above. Recess for a fridge/freezer. PVCu double glazed window to the rear. Recessed low-voltage lighting. Tile effect.

REAR HALL

PVCu panelled door with fan light insert to the rear gardens.



STORAGE/PANTRY

Opaque PVCu double glazed window to the side. Light and power supplies.

FIRST FLOOR

LANDING

Turned spindle balustrade. Deep airing cupboard housing the wall mounted gas central heating boiler. Storage cupboard.

BEDROOM ONE

12'3" x 10'7" (3.73m x 3.23m)

Fitted wardrobes flanking a pedestal dressing table. PVCu double glazed window to the front. Laminate wood flooring. Radiator.

BEDROOM TWO

10'7" x 9'10" (3.23m x 3.00m)

Built-in wardrobes, fitted twin pedestal dressing table and cupboards. PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

9'2" x 8' (2.79m x 2.44m)

PVCu double glazed window to the front. Radiator.

BATHROOM/WC

8'1" x 5'8" (2.46m x 1.73m)

Fully tiled and fitted with a modern white/chrome semi recessed vanity wash basin and low-level WC with concealed cistern. Wide walk-in shower beyond a glass screen with thermostatic rain shower plus hand-held attachment. Opaque PVCu double glazed window to the rear. Recessed LED lighting. Chrome heated towel rail.

OUTSIDE

Parking is available within the development.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

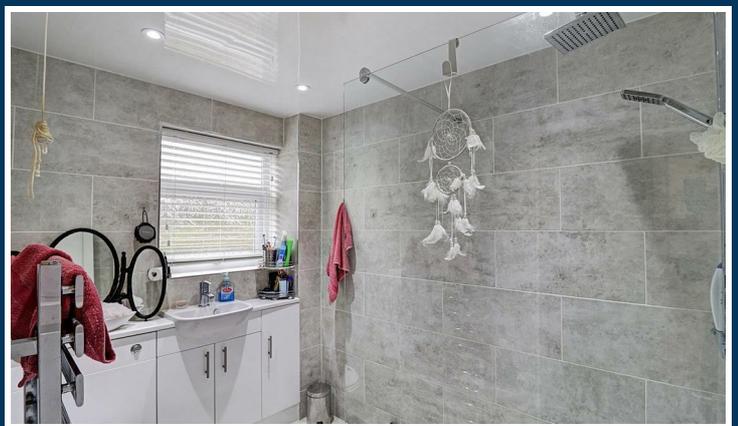
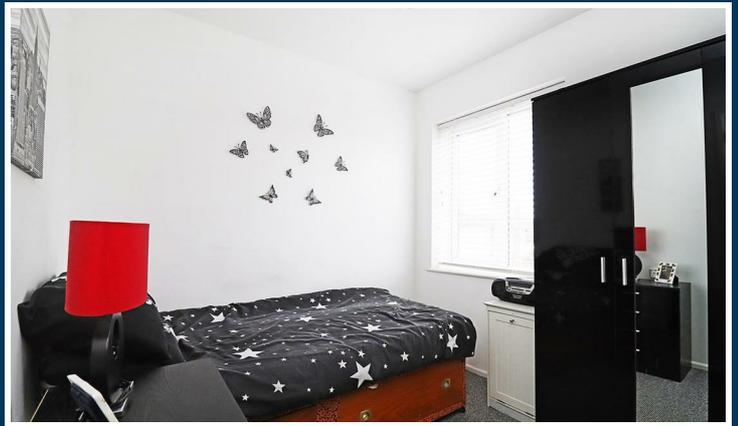
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band C

NOTE

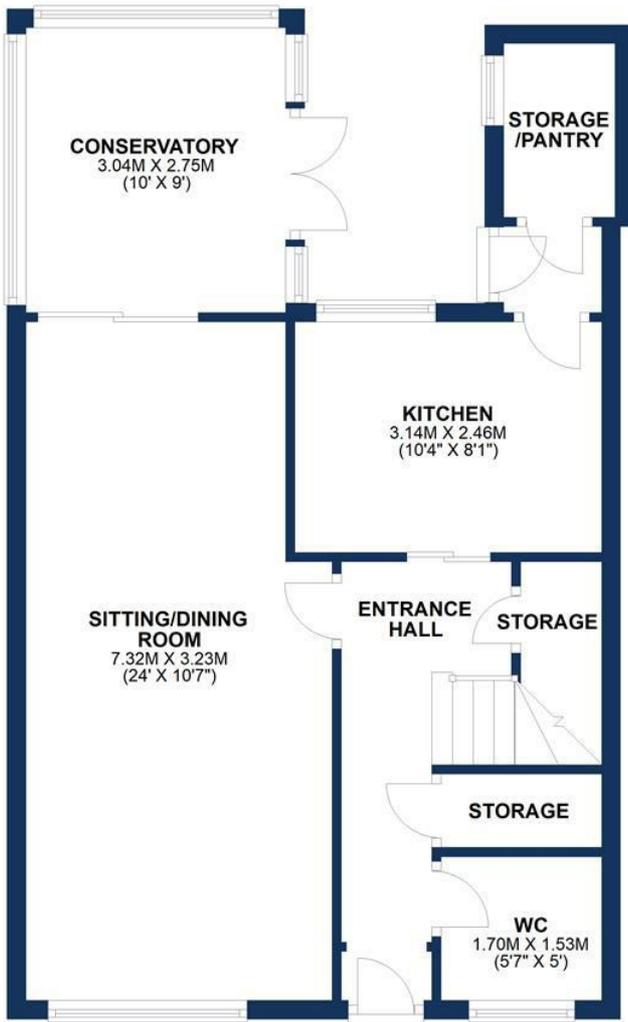
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

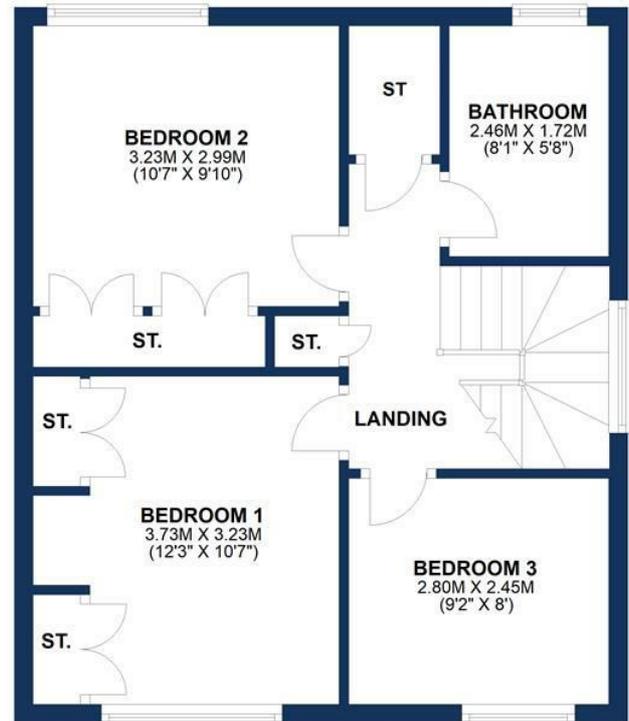
GROUND FLOOR

APPROX. 56.0 SQ. METRES (602.5 SQ. FEET)



FIRST FLOOR

APPROX. 44.0 SQ. METRES (473.8 SQ. FEET)



TOTAL AREA: APPROX. 100.0 SQ. METRES (1076.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM