



65 CHAPEL LANE | HALE BARNES

OFFERS OVER £800,000

An individually designed detached bungalow with larger than average proportions and occupying a superb corner plot. The accommodation briefly comprises enclosed porch, spacious entrance hall, sitting room with feature fireplace and double opening doors to the adjacent dining room, fitted kitchen with integrated appliances, utility room, cloakroom/WC, principle bedroom with fitted furniture and en suite shower room/WC, two further bedrooms and contemporary shower room/WC. Exceptional loft space comprising two spacious separate areas. Gas fired central heating and PVCu double glazing. Ample off road parking and attached double garage. Lawned gardens and secluded paved rear terrace. Much further potential subject to obtaining the appropriate permission.

POSTCODE: WA15 0BJ

DESCRIPTION

Chapel Lane contains a variety of detached properties standing within mature gardens all of which combines to create an attractive setting. Well placed for access to the surrounding network of motorways and Manchester International Airport and with local shops available within the revitalised village centre. The property also lies within the catchment area of highly regarded primary and secondary schools.

Set back beyond the grass verge and tree lined carriageway this traditional detached bungalow occupies an enviable position within this highly favoured locality and provides superbly proportioned living space. Whilst being ready for immediate occupation there is also much further potential subject to obtaining the relevant approval.

The accommodation is approached beyond an enclosed porch and elegant entrance hall which in turn leads onto a naturally light sitting room complete with feature fireplace and glazed sliding doors opening onto the separate dining room. The adjacent fitted kitchen benefits from a range of integrated appliances and provides access to the adjoining utility room and cloakroom/WC. In addition there is entry to the attached double garage as well as the private rear terrace.

The principle bedroom features a dual aspect plus fitted furniture and the added advantage of a modern en suite shower room/WC. There is an additional double bedroom, generous single bedroom which is currently used as an office and contemporary shower room/WC.

Although not compliant with current building regulations the partially converted loft space has been configured to incorporate a seating area with fitted corner bar and separate games area.

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

Externally the delightful grounds are well screened from the road and laid mainly to lawn with well stocked borders. There is gated access to the secluded paved rear terrace which is ideal for entertaining during the summer months.

Ample off road parking is provided within the driveway and attached garage beyond with remotely operated door.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Opaque leaded light effect PVCu double glazed/panelled front door and matching side-screen.

ENTRANCE HALL

14'1" x 13'3" (4.29m x 4.04m)

Opaque glazed door and matching side-screen. Cloaks cupboard with space for hanging coats and jackets. Access to the loft space via a substantial wooden ladder. Two wall light points. Radiator.

SITTING ROOM

17'10" x 11'9" (5.44m x 3.58m)

Wide stone fireplace surround and hearth with living flame coal effect gas fire flanked by two PVCu double glazed windows to the side. PVCu double glazed window to the front. Three wall light points. Coved cornice. Two radiators. Double opening opaque glazed sliding doors to:

DINING ROOM

11'9" x 10'1" (3.58m x 3.07m)

Also accessed from the entrance hall with wide PVCu double glazed window to the side. Radiator.

KITCHEN

11'9" x 10'3" (3.58m x 3.12m)

Fitted with matching wall and base units beneath granite effect heat resistant work surfaces and inset 1 1/2 bowl composite drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, four ring gas hob with extractor/light above and dishwasher. PVCu double glazed window to the side. Tiled walls. Radiator.

UTILITY ROOM

11'9" x 8'11" (3.58m x 2.72m)

Base units beneath heat resistant work surfaces and inset stainless steel drainer sink with wide PVCu double glazed window above. Deep storage cupboard. Opaque PVCu double glazed/panelled door to the side. Access to the attached garage. Wall mounted gas central heating boiler. Radiator.



CLOAKROOM/WC

Low-level WC. Shelving.

BEDROOM ONE

17'10" x 13' (5.44m x 3.96m)

Fitted wardrobes containing hanging rails and shelving. PVCu double glazed windows to the front and side. Coved cornice. Radiator.

EN SUITE SHOWER ROOM/WC

6'4" x 6' (1.93m x 1.83m)

White/chrome semi recessed vanity wash basin with mixer tap and low-level WC with concealed cistern. Tiled shower enclosure with power shower. Opaque PVCu double glazed window to the side. Tiled walls. Recessed low-voltage lighting. Wall light point. Chrome heated towel rail.

BEDROOM TWO

17'8" x 10'6" (5.38m x 3.20m)

PVCu double glazed window to the side and PVCu double glazed bay window to the rear. Radiator.

BEDROOM THREE

10'3" x 7' (3.12m x 2.13m)

PVCu double glazed window to the rear. Radiator.

SHOWER ROOM/WC

10'3" x 5'11" (3.12m x 1.80m)

White/chrome semi recessed vanity wash basin with mixer tap and low-level WC with concealed cistern. Wide tiled shower enclosure with thermostatic rain shower plus hand-held attachment. Airing cupboard housing the hot water cylinder. Opaque PVCu double glazed window to the rear. Shaver point. Chrome heated towel rail.

LOFT

Accessed via a substantial wooden ladder from the entrance hall and although not compliant with current building regulations configured as follows:

SEATING AREA/BAR

18'4" x 17'10" (5.59m x 5.44m)

Fitted corner bar. PVCu double glazed window to the side. Radiator.

GAMES AREA

18' x 17'2" (5.49m x 5.23m)

Walk-in eaves closet with hanging rails. Opaque PVCu double glazed window to the side. Radiator.

OUTSIDE

ATTACHED DOUBLE GARAGE

18'6" x 16'7" (5.64m x 5.05m)

Remotely operated roller door. Space for an automatic washing machine and tumble dryer. Space for a fridge and freezer. Opaque PVCu double glazed window to the side.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

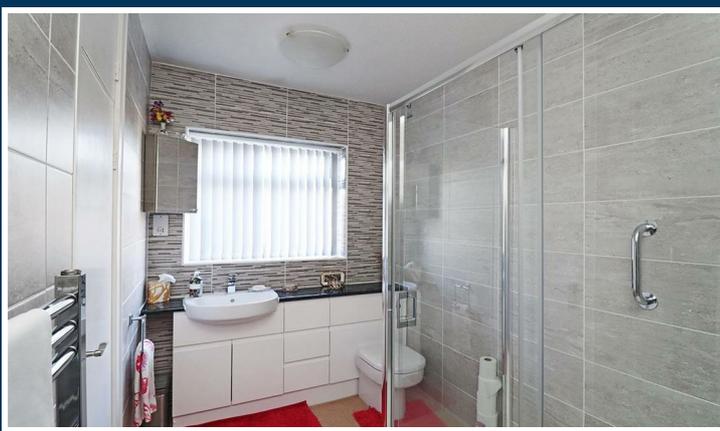
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £16.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX

Band F

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. 147.1 SQ. METRES (1583.1 SQ. FEET)



FIRST FLOOR

APPROX. 62.4 SQ. METRES (671.4 SQ. FEET)

TOTAL AREA: APPROX. 209.5 SQ. METRES (2254.5 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