



18 GREENGATE | HALE BARNES

OFFERS OVER £850,000

NO ONWARD CHAIN

An extended and superbly presented detached family house occupying an exceptional corner plot and with much further potential. The accommodation briefly comprises enclosed porch, entrance hall, spacious dual aspect sitting room with feature fireplace, dining room with sliding windows to the rear terrace, fitted kitchen with integrated appliances, utility room, study, ground floor bathroom/WC, principal bedroom with fitted furniture, three further bedrooms and bathroom/WC. Gas fired central heating and PVCu double glazing. Ample off road parking and attached garage. Surrounding lawned gardens and paved rear terrace.

POSTCODE: WA15 0SH

DESCRIPTION

This bay fronted detached family house has been extended over the years to create generous living space and occupies an exceptional corner plot. Although obviously well cared for, this property presents an opportunity to remodel to individual taste and there is much further potential, subject to obtaining the relevant approval.

Approached beyond remotely operated double opening wrought iron gates with coordinated pedestrian access the driveway provides ample off road parking and surrounding mature hedges provide screening from the carriageway. The enclosed porch leads onto a wide entrance hall with attractive Karndean flooring and there is a naturally light dual aspect sitting room with the focal point of period style fireplace surround and living flame gas fire. Positioned toward the rear there is a formal dining room with sliding windows opening onto the stone paved terrace and the adjacent kitchen is fitted with Shaker style units and integrated appliances. The adjoining utility room is generously proportioned and features a Scandinavian style sauna alongside access to the attached garage. In addition there is a study which may prove ideal for those who choose to work from home and a fully tiled bathroom/WC completes the ground floor accommodation.

At first floor level the principle bedroom benefits from a comprehensive range of fitted furniture with two further double bedrooms and superb single bedroom served by the fully tiled bathroom/WC.

Externally there is an attached garage and lawned gardens to three sides plus a substantial stone paved terrace which is ideal for entertaining during the summer months.

Hale Barns is well placed for access to the surrounding network of motorways and Manchester International Airport and approximately a 1/2 mile distant lies the revitalised village centre with its range of shops and restaurants including Booths Supermarket and Costa Coffee. Also within the vicinity are highly regarded primary and secondary schools and a variety of places of worship.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door set within matching side-screens. Tiled floor. Wall light point. Coved cornice.

ENTRANCE HALL

Opaque PVCu double glazed door with matching side-screen. Turned spindle balustrade staircase. Under-stair storage cupboard. Karndean wood effect flooring. Recessed LED lighting. Coved cornice. Radiator.

SITTING ROOM

21'9" x 14'2" (6.63m x 4.32m)

Period style fireplace surround with marble conglomerate insert/hearth and coal effect living flame gas fire. PVCu double glazed bay window to the front. PVCu double glazed windows to the front and rear. Seven wall light points. Coved cornice. Dado rail. Radiator.

DINING ROOM

14'2" x 9'11" (4.32m x 3.02m)

PVCu double glazed window sliding windows to the rear. Fitted corner display unit. Coved cornice. Radiator.

KITCHEN

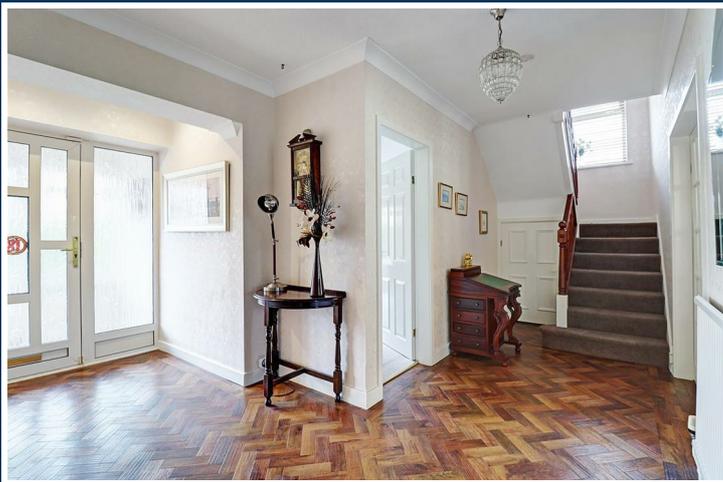
12'2" x 9'11" (3.71m x 3.02m)

Fitted with Shaker style wall and base units beneath 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, microwave oven, four ring gas hob with stainless steel chimney cooker hood above, fridge/freezer and dishwasher. Opaque PVCu double glazed/panelled door to the rear. PVCu double glazed window to the rear. Tiled floor. Coved cornice.

UTILITY ROOM

13'1" x 12'3" (3.99m x 3.73m)

With the continuation of the kitchen base units beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine and tumble dryer. Floor standing boiler. Scandinavian style sauna and tiled enclosure with thermostatic shower. Built-in storage cupboard. Access to the attached garage. Two PVCu double glazed windows to the rear. Terrazzo effect tiled floor.



INNER HALLWAY

Cloaks cupboard with hanging rail and shelving.

STUDY

14'11" x 7'2" (4.55m x 2.18m)

Storage cupboard with shelving. PVCu double glazed window to the front. Laminate wood flooring. Dado rail. Coved cornice. Radiator.

BATHROOM/WC

9'8" x 5'5" (2.95m x 1.65m)

Fitted with a white/chrome suite comprising panelled bath with thermostatic shower and screen above, vanity wash basin with mixer tap and low-level WC. Mirror fronted cabinet with recessed low-voltage lighting. Opaque PVCu double glazed window to the front. Tiled walls and floor. Coved cornice.

FIRST FLOOR

LANDING

Turned spindle balustrade. Access to the boarded loft space via a folding ladder. Airing cupboard with shelving and housing the hot water cylinder. PVCu double glazed window at half landing level. Radiator.

BEDROOM ONE

14'1" x 12'1" (4.29m x 3.68m)

Fitted with a six door range of wardrobes containing hanging rails and shelving. Recess for a double bed beneath fitted cupboards flanked by bedside tables and wardrobes. Matching twin pedestal dressing table. PVCu double glazed window to the front. Coved cornice.

BEDROOM TWO

14' x 9'11" (4.27m x 3.02m)

PVCu double glazed window to the rear. Coved cornice.

BEDROOM THREE

11'7" x 8'2" (3.53m x 2.49m)

PVCu double glazed window to the rear.

BEDROOM FOUR

11'7" x 7'2" (3.53m x 2.18m)

Fitted furniture including wardrobes containing hanging rails and shelving with cupboards above, chest of drawers and bed-deck with storage beneath. PVCu double glazed window to the front. Radiator.

BATHROOM/WC

8'11" x 7'3" (2.46m x 2.21m)

Fully tiled and fitted with a white/chrome panelled bath with thermostatic shower and screen above, pedestal wash basin and low-level WC. Two opaque PVCu double glazed windows to the side. Coved cornice. Extractor fan. Chrome heated towel rail.

OUTSIDE

ATTACHED GARAGE

19' x 13'9" (5.79m x 4.19m)

Up and over door. Work area with matching wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap. Velux window. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

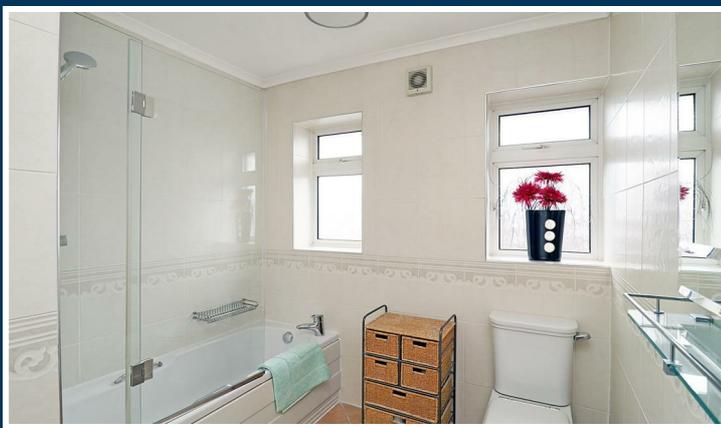
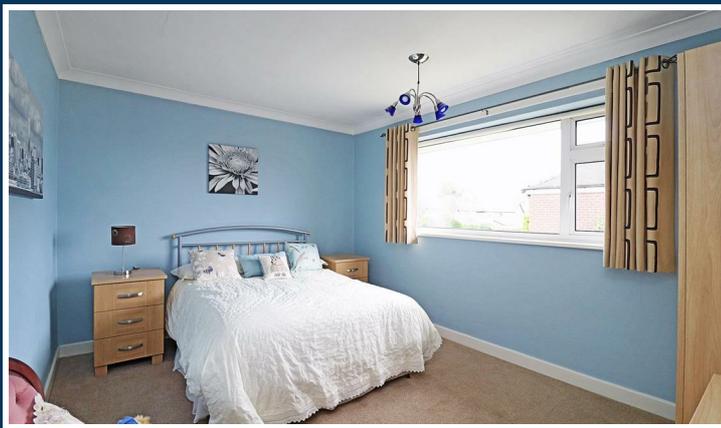
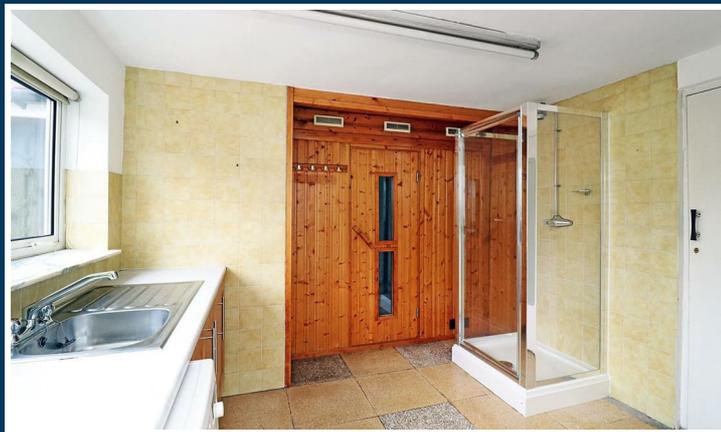
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band G

NOTE

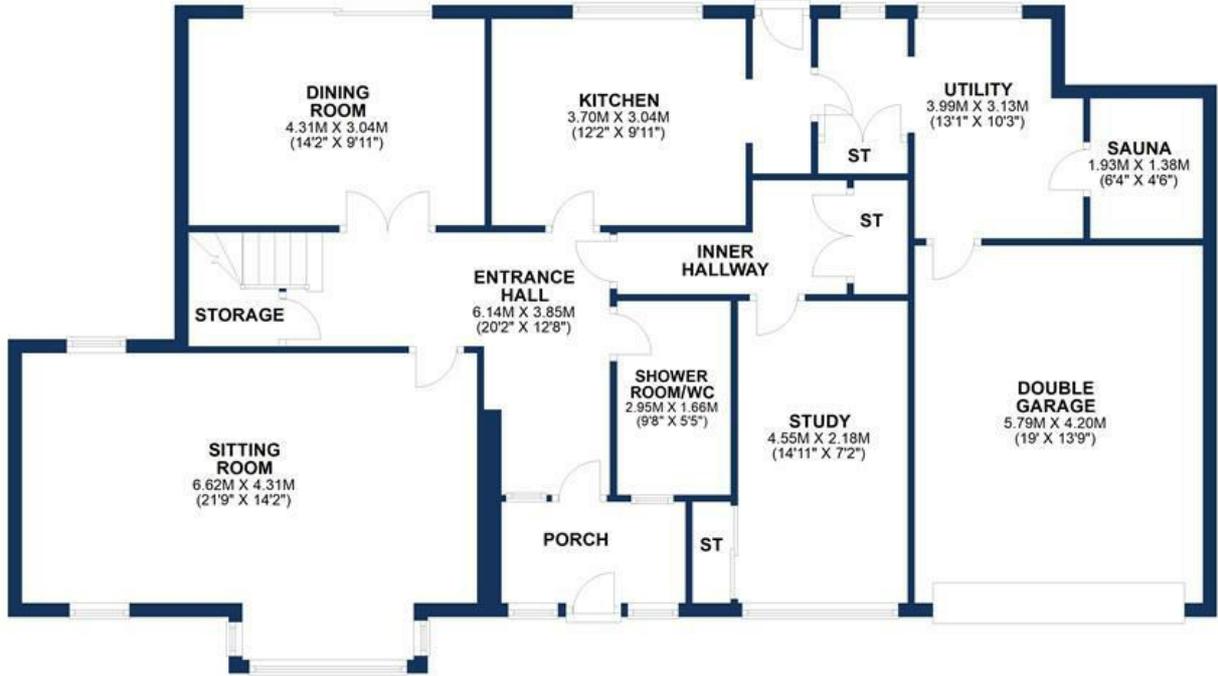
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 134.0 SQ. METRES (1442.9 SQ. FEET)



TOTAL AREA: APPROX. 198.1 SQ. METRES (2132.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



FIRST FLOOR

APPROX. 64.0 SQ. METRES (689.1 SQ. FEET)



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