



11 FINCHALE DRIVE | HALE

£450,000

NO ONWARD CHAIN

Occupying an excellent position within this popular cul de sac a superbly proportioned semi detached bungalow with southerly facing landscaped rear gardens. The well presented accommodation briefly comprises enclosed porch, entrance hall, sitting room with feature fireplace, dining room, fitted kitchen with integrated appliances, conservatory, two double bedrooms and bathroom/WC. Gas fired central heating and PVCu double glazing. Paved driveway providing off road parking for several vehicles and detached garage.

POSTCODE: WA15 8NH

DESCRIPTION

Finchale Drive is a sought after cul de sac development containing bungalows of similar age, set well back beyond the grass verge and tree lined carriageway. The delightful surroundings are further enhanced by mature landscaped gardens, all of which combine to create an attractive setting. Many of the bungalows have been extended or re-planned, for example loft conversions, and subsequently there is much further potential, subject to obtaining the relevant consent.

The property is well placed for the revitalised village centre of Hale Barns which includes Booths supermarket and Costa coffee. The location is also within the catchment area of highly regarded primary and secondary schools and there is easy access to the surrounding motorway network and Manchester Airport.

This double fronted semi detached bungalow is approached beyond a paved driveway, flanked by carefully designed gardens, which extends to the rear providing ample off road parking plus access to the detached garage.

The accommodation includes an entrance vestibule and central hallway adjoined with both the kitchen and sitting room. The spacious reception room features a period style fireplace surround with living flame gas fire set upon a marble hearth. The kitchen is fitted with Shaker style units complemented by granite effect work surfaces alongside a range of integrated appliances and opens onto the adjacent dining room.

An inner hall leads onto each of the two double bedrooms, both of which benefit from fitted/built-in wardrobes and there is a modern bathroom/WC. In addition, the naturally light conservatory opens onto the paved rear terrace through double opening French windows.

Externally at the rear the well maintained gardens are laid mainly to lawn with well stocked borders and importantly a southerly aspect to enjoy the sunshine throughout the day.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

PVCu double glazed front door set within a matching surround. Tiled floor.

ENTRANCE HALL

Panelled hardwood door with opaque glazed fanlight. Built-in cloaks cupboard with hanging rail.

SITTING ROOM

18'8" x 12'9" (5.69m x 3.89m)

Period style fireplace surround with living flame coal effect gas fire and marble insert/hearth. PVCu double glazed window to the front. Coved cornice. Two radiators.

DINING ROOM

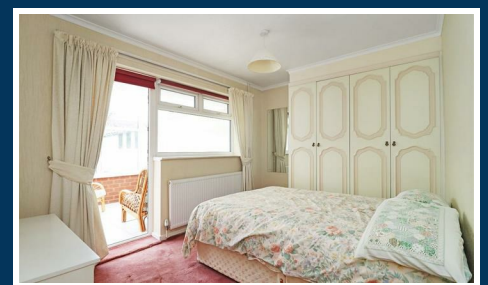
8'7" x 7'9" (2.62m x 2.36m)

Built-in storage cupboard with shelving. PVCu double glazed window to the side. Coved cornice. Radiator. Archway to:

KITCHEN

15'6" x 8'7" (4.72m x 2.62m)

Fitted with Shaker style wall and base units beneath granite effect heat resistant work surfaces and inset stainless steel sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, four ring gas hob with stainless steel chimney cooker hood above and freezer. Recess for a fridge. Concealed recess for an automatic washing machine. Wall mounted gas central heating boiler. Opaque PVCu double glazed/panelled door to the side. PVCu double glazed windows to the front and side. Tiled effect flooring. Recessed low-voltage lighting. Radiator.



INNER HALL

Deep built-in storage cupboard with shelving. Access to the partially boarded loft space via a retractable ladder.

BEDROOM ONE

14'2" x 9'8" (4.32m x 2.95m)

Built-in wardrobes containing hanging rails and shelving. PVCu double glazed window to the rear. Coved cornice. Radiator.

BEDROOM TWO

11'11" x 10'10" (3.63m x 3.30m)

Four door range of fitted wardrobes containing hanging rails and shelving. Coved cornice. Radiator. PVCu double glazed door to:

CONSERVATORY

10'10" x 8'4" (3.30m x 2.54m)

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

BATHROOM/WC

8'7" x 4'10" (2.62m x 1.47m)

Fitted with a white/chrome suite comprising panelled bath with electric shower over, semi recessed vanity wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the side. Tiled walls. Radiator.

OUTSIDE

DETACHED GARAGE

Double opening timber doors with glazed inserts. Door and window to the side. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

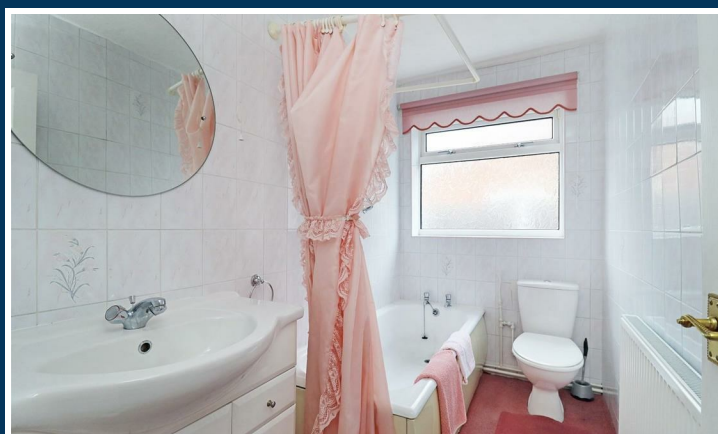
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band E

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. 84.8 SQ. METRES (912.2 SQ. FEET)



TOTAL AREA: APPROX. 84.8 SQ. METRES (912.2 SQ. FEET)
Figures For Illustrative Purposes Only



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