



## 56 ASH LANE | HALE

### OFFERS OVER £600,000

\*\*\*NO ONWARD CHAIN\*\*\*

An extended modern detached family house positioned in a sought after location with commanding views across open countryside. The superbly presented accommodation comprises entrance hall, living room with feature fireplace, spacious living/dining room, fitted breakfast kitchen with integrated NEFF appliances, cloakroom/WC, primary bedroom with en suite shower room/WC, two further double bedrooms and family bathroom/WC. Gas fired central heating and PVCu double glazing. Integral garage and off road parking. Westerly facing landscaped rear gardens.



POSTCODE: WA15 8PD

## DESCRIPTION

This detached family house is set well back beyond the grass verge and tree lined carriageway with stunning views across open countryside to the front and westerly facing landscaped gardens at the rear. This property forms part of an ever popular location developed mainly with modern houses of similar age all of which have matured to create an attractive setting.

Ash Lane forms part of a highly regarded locality well placed for all amenities, within the catchment area of some of the borough's finest schools and approximately half a mile distant from the revitalised village centre of Hale Barns which includes Booths supermarket and Costa Coffee. Less than two miles to the west is the village of Hale with its range of individual shops, restaurants and bars and train station providing a commuter service into Manchester. The area is also well situated for easy access to the surrounding network of motorways and Manchester International Airport.

The accommodation has been extended over the years to provide generously proportioned and well balanced living space and although available for immediate occupation, offers an opportunity to remodel to individual taste. The wide entrance hall with cloaks area features a turned spindle balustrade staircase returning to one side and leads onto a living room over 18' in length with the focal point of a recessed marble fireplace surround. Positioned to the rear and forming of the extension a superb sitting/dining room enjoys views over the gardens and open onto the paved terrace through double opening French windows. The adjacent kitchen is fitted with a comprehensive range of furniture including a substantial central unit with matching breakfast table complemented by a full range of NEFF appliances alongside a Samsung American style fridge/freezer. Completing the ground floor is a cloakroom/WC.

Unusually the first floor contains three genuine double bedrooms. The primary bedroom benefits from fitted furniture and fully tiled en suite shower room/WC. There is a further double bedroom with fitted wardrobes, third double bedroom with commanding views toward neighbouring fields and modern family bathroom with white suite and chrome fittings.

The landscaped rear gardens incorporate a paved terrace which is ideal for entertaining during the summer months with lawns beyond surrounded by well stocked borders and fence perimeter. Importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

Externally to the front the block paved driveway provides off road parking for several vehicles with integral garage beyond and there is gated access to the side.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION AREA

PVCu double glazed/panelled front door. Cloaks area with space for hanging coats and jackets. Stained glass bulls-eye window to the front. Tiled floor. Wall light point. Opening to:

#### ENTRANCE HALL

Turn spindle balustrade staircase to the first floor. Under-stair storage cupboard with automated light and shelving. Wall light point. Radiator.

#### LIVING ROOM

**18'1" x 10'10" (5.51m x 3.30m)**

Marble fireplace surround and hearth with living flame/coal effect gas fire framed in brass. Wide PVCu double glazed window to the front. Laminate wood flooring. Coved cornice. Radiator.

#### SITTING/DINING ROOM

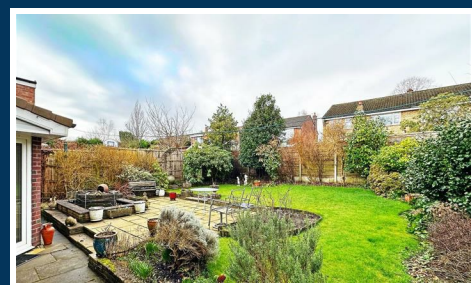
**18'2" x 14' (5.54m x 4.27m)**

Dresser unit with matching wall mounted display cabinet above. PVCu double glazed French windows opening onto the rear terrace. PVCu double glazed windows to the side and rear. Velux window. Laminate wood flooring. Recessed LED lighting. Coved cornice. Two radiators.

#### BREAKFAST KITCHEN

**15'2" x 12'5" (4.62m x 3.78m)**

Fitted with beech effect wall and base units beneath heat resistant work-surfaces and 1½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Matching central unit and fitted breakfast table. Integrated NEFF appliances include an electric fan oven/grill, combination microwave/oven/grill, five ring gas hob with stainless steel chimney cooker hood above, dishwasher, automatic washing machine and tumble dryer. Samsung American style fridge/freezer. Opaque PVCu double glazed/panelled door to the side. PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting. Radiator.





## CLOAKROOM/WC

Recessed wash basin set within tiled surrounds and low-level WC. Built-in cabinet. Extractor fan.

## FIRST FLOOR

### LANDING

Turn spindle balustrade. PVCu double glazed window to the front. Radiator.

### BEDROOM ONE

15'2" x 12' (4.62m x 3.66m)

Fitted with furniture including wardrobes, drawers, pedestal dressing table and matching bedside tables. PVCu double glazed window to the rear. Laminate wood flooring. Wall light point. Radiator.

### EN SUITE SHOWER ROOM/WC

8' x 6'8" (2.44m x 2.03m)

Fully tiled and fitted with a white/chrome semi recessed vanity wash basin with mixer tap and WC with concealed cistern. Wide tiled enclosure with thermostatic shower. Opaque PVCu double glazed window to the side. Recessed LED lighting. Shaver point. Extractor fan. Electric underfloor heating. Chrome heated towel rail.

### BEDROOM TWO

14' x 8'10" (4.27m x 2.69m)

Fitted wardrobes containing hanging rails and shelving, drawers and matching bedside tables. PVCu double glazed window to the rear. Wall light point. Coved cornice. Radiator.

### BEDROOM THREE

10'10" x 9'11" (3.30m x 3.02m)

Fitted storage and shelving. PVCu double glazed window to the front. Radiator.

### FAMILY BATHROOM/WC

8'3" x 6'10" (2.51m x 2.08m)

Fitted with a white/chrome suite comprising corner panelled bath with mixer/shower tap, semi recessed vanity wash basin with mixer tap and WC with concealed cistern. Fitted cabinets. Opaque PVCu double glazed windows to the front and side. Tiled walls and floor. Recessed LED lighting. Shaver point. Extractor fan. Electric underfloor heating. Heated towel rail. Radiator.

## OUTSIDE

### INTEGRAL GARAGE

14'6" x 8'3" (4.42m x 2.51m)

Remotely operated up and over door. Wall mounted gas central heating boiler. Timber door and timber framed 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

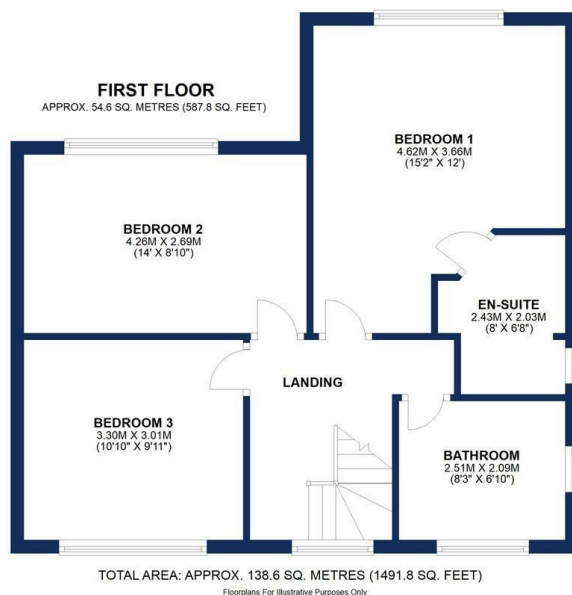
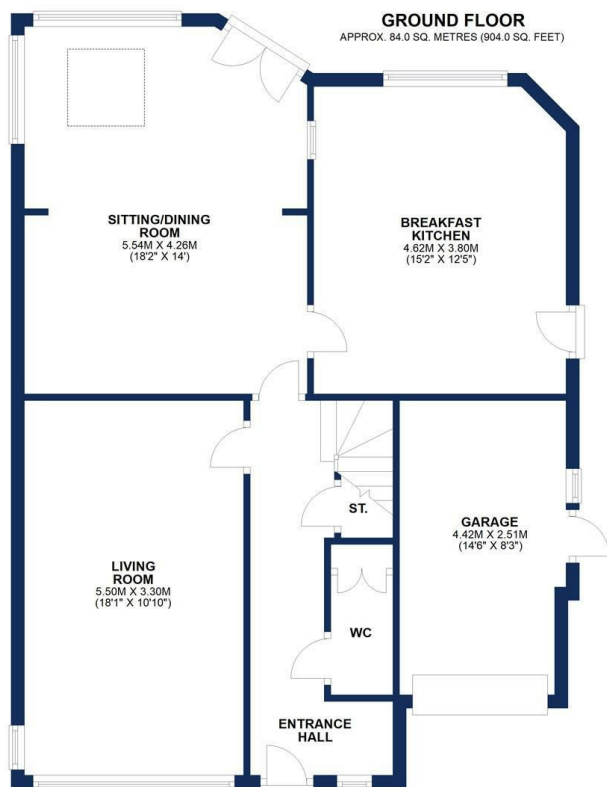
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## NOTE

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



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