



84 THE MOUNT | HALE BARNES OFFERS IN THE REGION OF £500,000

NO ONWARD CHAIN

An extended and replanned semi detached family house positioned on a quiet cul de sac adjacent to Ringway Golf Club. The superbly proportioned accommodation briefly comprises spacious reception area, entrance hall, sitting room with feature fireplace, dining room, kitchen, rear hall, utility room, cloakroom/WC, three first floor bedrooms and bathroom/WC, second floor primary bedroom with dressing area and en suite shower room/WC. Gas fired central heating and PVCu double glazing. Off road parking within the wide driveway. Full width paved terrace and gardens laid mainly to lawn. Ideal location approximately 250 yards from the village.

POSTCODE: WA15 8SZ

DESCRIPTION

This end of terrace family house is well presented throughout and has been improved over the years with ground floor extension and converted loft combining to create generously proportioned and well balanced accommodation. The location is ideal being positioned in the higher part of Hale Barns just a few hundred yards from the revitalised shopping centre which includes a Supermarket and Costa Coffee and a similar distance to the highly regarded Elmridge primary school. The locality is also well placed for access to the surrounding network of motorways and Manchester International Airport.

Upon entering the feeling of space is apparent with a generous reception area leading onto the entrance hall with reception rooms beyond. Positioned toward the front there is a naturally light dining room which opens onto a sitting room with the focal point of a decorative wood burning stove beneath a reclaimed oak mantel. The adjacent kitchen is fitted with matching units and a range of integrated appliances and provides access to the rear hallway with adjoining utility room and well appointed cloakroom/WC.

At first floor level there are two double bedrooms with built-in wardrobes and generously proportioned single bedroom served by the fully tiled modern bathroom/WC.

The successful loft conversion comprises dressing area, double bedroom fitted with a comprehensive range of eaves wardrobes and en suite shower room/WC complete with Duravit sanitaryware.

Gas fired central heating has been installed together with a pressurised hot water system and double glazing. The property also benefits from eleven photovoltaic panels to reduce energy costs and we are informed there is full fibre to the property (FFTP).

Externally the wide block paved driveway provides off road parking whilst to the rear there is a full width paved terrace which is ideal for entertaining during the summer months and gardens laid mainly to lawn with mature borders and fence perimeter.

ACCOMMODATION

GROUND FLOOR

RECEPTION AREA

8'3" x 7'9" (2.51m x 2.36m)

Hardwood front door and opaque glazed side screen. Velux window. Tiled floor. Ample space for hanging coats and jackets. Access to the rear hall. Radiator. Glazed/panelled door to:

ENTRANCE HALL

Staircase to the first floor. Storage with shelving. Under-stair storage cupboard.

SITTING ROOM

11'5" x 10'11" (3.48m x 3.33m)

Fireplace with reclaimed oak mantel and decorative wood burning stove set upon a stone hearth. PVCu double glazed window to the rear. Coved cornice. Radiator.

DINING ROOM

11'9" x 10'11" (3.58m x 3.33m)

PVCu double glazed window to the front. Coved cornice. Radiator.

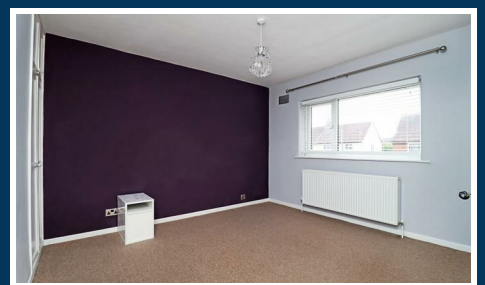
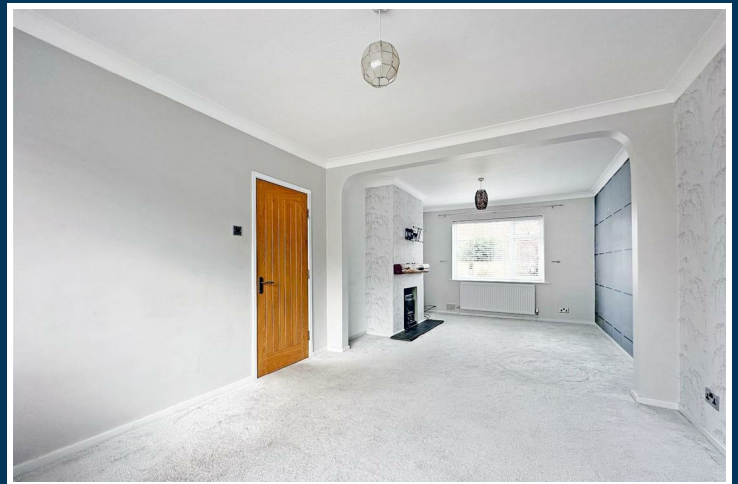
KITCHEN

11'5" x 8'9" (3.48m x 2.67m)

Fitted with matching wall and base units beneath wood effect heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tile effect splash-back. Integrated appliances include an electric fan oven/grill, four ring gas hob with stainless steel chimney cooker hood above. Recess for a dishwasher and space for a fridge/freezer. PVCu double glazed window to the rear. Stone effect flooring. Radiator.

REAR HALL

Storage cupboard with shelving and housing the wall mounted gas central heating boiler and pressurised hot water system. Stable door to the rear. PVCu double glazed window to the side. Tiled floor. Recessed LED lighting. Radiator.



UTILITY ROOM

7'6" x 6'2" (2.29m x 1.88m)

High gloss wall and base units beneath wood effect 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. Space for a fridge/freezer. Tiled floor. Recessed LED lighting.

CLOAKROOM/WC

Duravit and Hansgrohe wall mounted wash basin with mixer tap and WC with concealed cistern. Tiled walls and floor. Recessed LED lighting. Two wall light points. Extractor fan. Radiator.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the front. Staircase to the second floor with large storage cupboard housing the solar energy system and opaque PVCu double glazed window at half landing level.

BEDROOM TWO

11'9" x 10'11" (3.58m x 3.33m)

PVCu double glazed window to the front. Built-in wardrobe with hanging rail and cupboard above. Radiator.

BEDROOM THREE

11'5" x 10'11" (3.48m x 3.33m)

PVCu double glazed window to the rear. Built-in wardrobe with hanging rail and cupboard above. Radiator.

BEDROOM FOUR

8'9" x 8'1" (2.67m x 2.46m)

PVCu double glazed window to the rear. Radiator.

FAMILY BATHROOM/WC

6'11" x 5'5" (2.11m x 1.65m)

Fully tiled and fitted with a white/chrome suite comprising panelled bath with mixer/shower tap and screen above, counter top wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the side. Recessed LED lighting. Shaver point. Extractor fan. Radiator.

SECOND FLOOR

DRESSING AREA

8'9" x 7'6" (2.67m x 2.29m)

Velux window. Radiator.

BEDROOM ONE

11'4" x 10'11" (3.45m x 3.33m)

Built-in eaves wardrobes to both sides containing hanging rails and shelving. Provision for a wall mounted flat screen television. Two Velux windows with blind system. Radiator.

EN SUITE SHOWER ROOM/WC

White/chrome Duravit wash basin with mixer tap and Duravit low-level WC. Tiled corner shower enclosure with thermostatic shower. Fully tiled. Integrated speaker system. Shaver point. Extractor fan. Electric underfloor heating. Chrome heated towel rail.

OUTSIDE

Wide block paved driveway with space for three cars.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

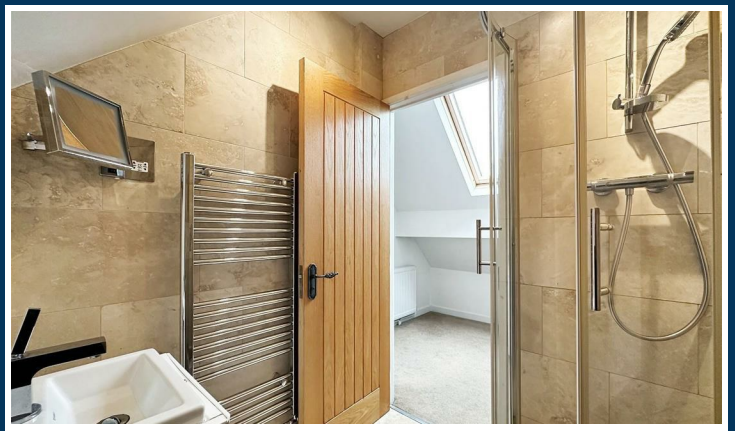
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

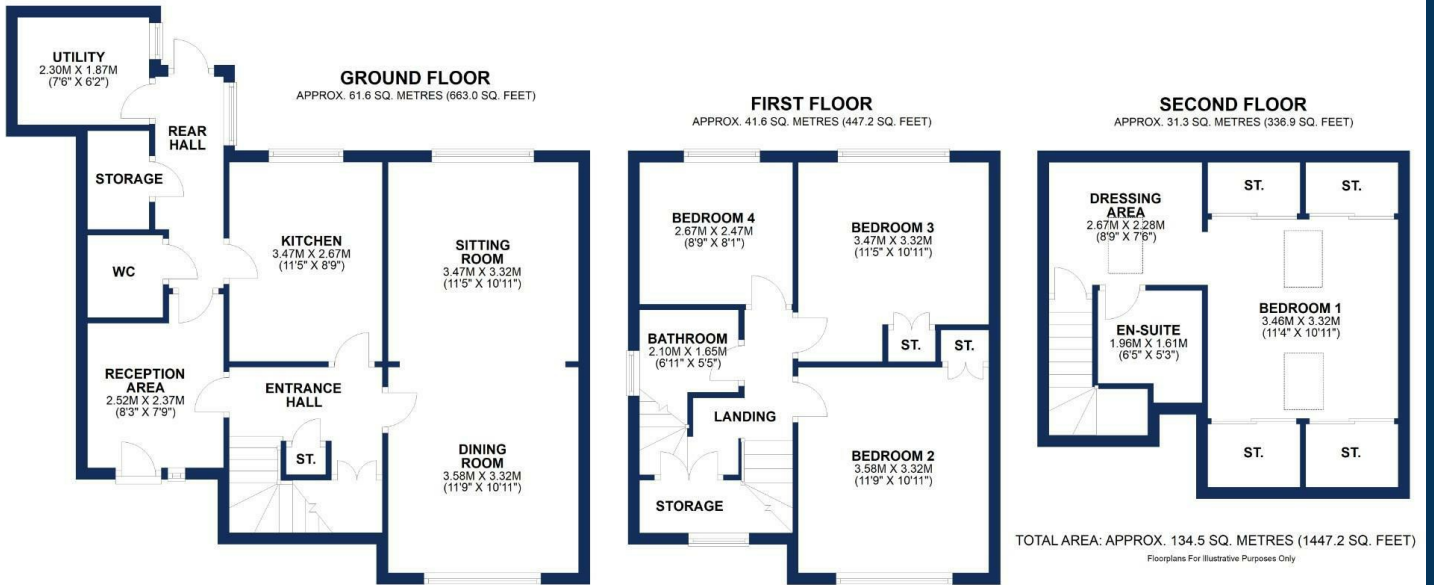
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NOTE

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



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