

6 CASTLEWAY | HALE BARNs

£895,000

NO ONWARD CHAIN

An extended and replanned double fronted detached family house positioned on a quiet cul de sac with open plan living space and south westerly facing rear gardens. The superbly presented accommodation briefly comprises recessed porch, wide entrance hall, dual aspect sitting room with inglenook, formal dining room, substantial conservatory with French windows opening onto the paved terrace, living/dining kitchen with integrated appliances and access to the gardens, utility room, cloakroom/WC, primary bedroom with fitted furniture and en suite bathroom/WC, two further bedrooms with fitted wardrobes, study/dressing room, family bathroom and WC. Gas fired central heating and double glazing. Parking within the driveway and integral garage providing storage. Ideal location approximately ¼ mile distance from the village.

POSTCODE: WA15 0AD

DESCRIPTION

This fine double fronted family home offers superbly presented accommodation of generous proportions complemented by tasteful decor and extends to approximately 2,000 sq ft. The interior has been carefully planned to create space for both formal entertaining and family life, whilst retaining the original character and charm.

Positioned on a quiet cul de sac, this individually designed detached house is approached over a block paved driveway flanked by attractive gardens with covered porch beyond. Double opening doors from the wide entrance hall lead onto an elegant sitting room with inglenook fireplace and bi-folding windows open onto a naturally light conservatory with underfloor heating and delightful views across the landscaped grounds. There is also a spacious dining room with decorative fireplace surround and open plan living space comprising modern fitted kitchen with integrated appliances and living/dining room with French windows to the paved rear terrace. The adjacent utility room provides access to the integral storage and a cloakroom/WC completes the ground floor.

At first floor level the excellent primary bedroom features a dressing area and comprehensive range of fitted furniture alongside an en suite bathroom/WC complete with separate shower enclosure. There are two further bedrooms with the benefit of fitted wardrobes and substantial study adjoining bedroom two which may also be used as dressing room. The family bathroom includes a white suite with chrome fittings and there is separate WC.

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

Externally there is off road parking within the driveway and an integral garage has been replanned to provide storage.

The rear gardens are laid mainly to lawn with paved terrace which is ideal for entertaining during the summer months and mature borders which create a high degree of privacy. Importantly with a south westerly aspect to enjoy the sunshine throughout the day and into the evening.

The location is ideal being approximately a ¼ mile distance from the revitalised shopping centre within the village which includes a supermarket and Costa Coffee. The property is also well placed for highly regarded primary and secondary schools, access to the surrounding network of motorways and Manchester Airport.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Double opening hardwood panelled doors. Tiled floor. Exterior light point.

ENTRANCE HALL

15'9" x 5'11" (4.80m x 1.80m)

Turned spindle balustrade staircase to the first floor. Hardwood herringbone flooring. Leaded light effect timber framed double glazed window to the side. Recessed LED lighting. Coved cornice. Plate rack. Radiator.

DINING ROOM

15' x 14'4" (4.57m x 4.37m)

Decorative carved/stone effect fireplace surround with tiled inset and hearth. Leaded light effect PVCu double glazed bay window to the front. Hardwood flooring. Radiator.

SITTING ROOM

18'5" x 15'1" (5.61m x 4.60m)

Inglenook with period style fireplace surround and living flame/coal effect gas fire set upon a marble hearth. Leaded light effect PVCu double glazed windows to the front and rear. Leaded light effect timber framed double glazed window to the front. Coved cornice. Covered radiator. Radiator. PVCu double glazed bi-folding windows to:

CONSERVATORY

12'x 11'5" (3.66mx 3.48m)

Brick to the lower section, PVCu framed and double glazed beneath a transparent roof. French windows to the paved rear terrace. Tiled floor with underfloor heating.

LIVING/DINING KITCHEN

Planned to incorporate:

KITCHEN

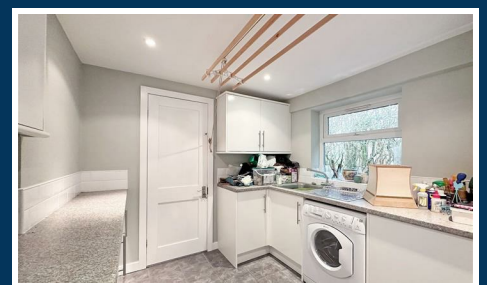
15' x 9' (4.57m x 2.74m)

Fitted with beech effect wall and base units beneath heat resistant work-surfaces and inset 1 ½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include a double electric oven/grill, microwave oven, four ring gas hob with stainless steel chimney cooker hood above, fridge and dishwasher. Two PVCu double glazed windows to the rear. Recessed LED lighting. Tiled floor. Radiator. Wide opening to:

LIVING/DINING AREA

18'10 x 9' (5.74m x 2.74m)

Built-in dresser unit. PVCu double glazed French windows to the paved rear terrace. PVCu double glazed window to the rear. Recessed LED lighting. Radiator.



UTILITY ROOM

10'1" x 9' (3.07m x 2.74m)

Fitted with white wall and base units beneath heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Recess for a washer/dryer and freezer. Concealed wall mounted gas central heating boiler. PVCu double glazed window to the side. Recessed low-voltage lighting. Tiled floor.

CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and low-level WC. Space for hanging coats and jackets. Opaque timber framed window to the rear. Partially tiled walls. Wood effect tiled floor. LED strip lighting.

FIRST FLOOR

LANDING

Timber framed double glazed window at half landing level. Turned spindle balustrade. Recessed low-voltage lighting.

BEDROOM ONE

15'1" x 11'5" (4.60m x 3.48m)

Fitted with a seven door range of wardrobes containing hanging rails and shelving. Matching bedside tables. Leaded light effect PVCu double glazed window to the front. Two PVCu double glazed windows to the rear. Recessed low-voltage lighting. Radiator.

EN SUITE BATHROOM/WC

11'11" x 6'9" (3.63m x 2.06m)

Fitted with a white suite comprising oval bath with mixer tap, vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Tiled surrounds. Tiled enclosure with thermostatic shower. Mirror fronted cabinet with internal shaver point. Opaque timber framed double glazed windows to the front and rear. Recessed low-voltage lighting. Heated towel rail.

BEDROOM TWO

12' 11'9" (3.66m 3.58m)

Fitted wardrobes containing hanging rails and shelving plus access to a walk-in wardrobe. Leaded light effect PVCu double glazed window to the front. Covered radiator.

STUDY/DRESSING ROOM

14'7" 4'11" (4.45m 1.50m)

Storage cupboard with shelving. Timber framed window to the rear. Recessed low-voltage lighting. Radiator.

BEDROOM THREE

11'11" x 9' (3.63m x 2.74m)

Fitted wardrobes containing hanging rails and shelving with cupboards above. Twin pedestal dressing table and bedside table. Timber framed double glazed window to the rear. Radiator.

BATHROOM

9'3" x 6'1" (2.82m x 1.85m)

White/chrome panelled bath with mixer tap plus thermostatic shower/screen above and wall mounted wash basin with mixer tap. Mirror fronted airing cupboard with shelving. Opaque leaded light effect PVCu double glazed window to front. Tiled walls. Wood flooring. Recessed LED lighting. Chrome heated towel rail.

WC

White/chrome low-level WC. Opaque timber framed window to the rear. Wood flooring. Recessed low-voltage lighting.

OUTSIDE

INTEGRAL GARAGE/STORAGE

9'3" x 4'9" (2.82m x 1.45m)

Replanned to create an internal utility room with storage retained at the front.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

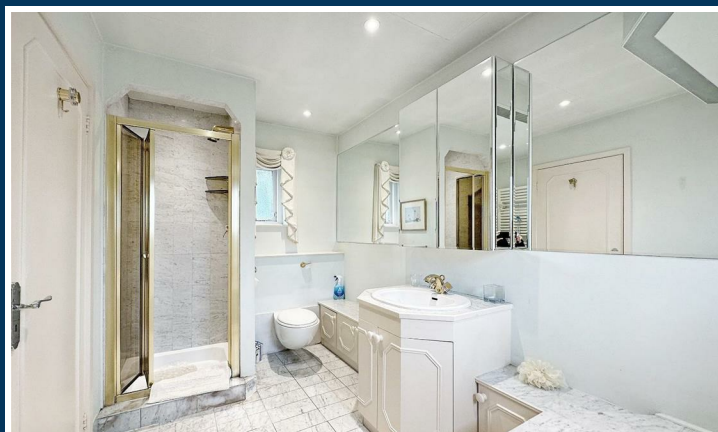
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

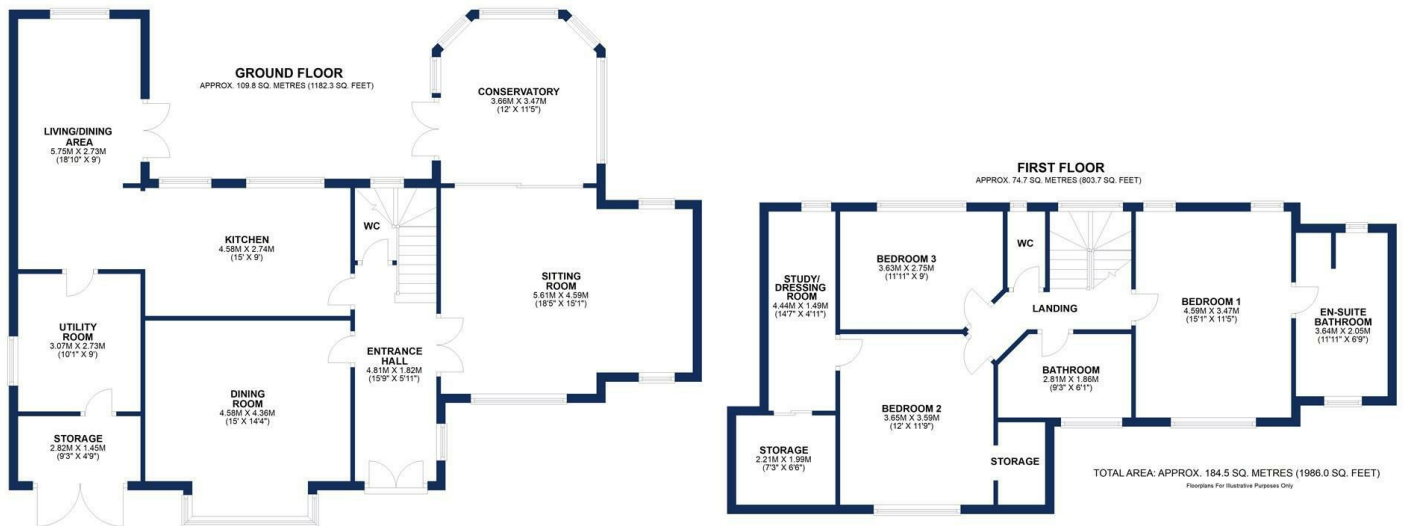
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NOTE

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



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