



**34 LONGACRES ROAD | HALE BARN**

**OFFERS IN THE REGION OF £700,000**

**\*\*\*NO ONWARD CHAIN\*\*\*** A superbly proportioned and well presented modern detached family house positioned in a sought after location. The accommodation briefly comprises enclosed porch, wide entrance hall, spacious sitting room with feature fireplace and oriel bay window, dining room opening onto a conservatory with French windows to the paved terrace, fitted kitchen with integrated appliances, utility area with access to the attached garage, cloakroom/WC, three excellent bedrooms and family bathroom/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking. Landscaped rear gardens with a high degree of privacy. Much further potential subject to approval.



POSTCODE: WA15 0RS

## DESCRIPTION

Longacres Road forms part of a popular residential locality developed in the immediate vicinity with detached properties of varying design set well back beyond the grass verge and tree lined carriageway. Less than a ½ mile distance is the revitalised village centre with its range of individual shops which also includes a supermarket and Costa Coffee. The location is also well placed for access to the surrounding network of motorways and Manchester International Airport and lies within the catchment area of highly regarded primary and secondary schools.

This modern detached family house has been well cared for and, although ready for immediate occupation, presents an excellent opportunity to remodel to individual taste. Surrounding properties have been extended and replanned and there is much further potential, subject to obtaining the relevant consent.

The well presented accommodation is spacious and well balanced throughout with an enclosed porch leading onto a wide entrance hall with spindle balustrade staircase returning to one side. Positioned toward the front there is an elegant sitting room with the focal point of a marble fireplace surround and glazed sliding doors open onto the separate dining room. In addition, the naturally light conservatory enjoys delightful views across the gardens and French windows provide access to the paved rear terrace. The adjacent kitchen benefits from a range of integrated appliances and the adjoining side porch provides a useful utility area and access to the attached garage. Completing the ground floor is a modern cloakroom/WC located off the entrance hall.

At first floor level there are three superbly proportioned bedrooms and family bathroom/WC.

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

The landscaped rear gardens are laid mainly to lawn with well stocked flower beds and importantly substantial hedged borders to create a high degree of privacy. Externally to the front there is off road parking within the paved driveway and attached garage.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu front door with matching double glazed side-screens. Quarry tiled floor. Wall light point. Opaque glazed door set within a matching surround opening to:

#### ENTRANCE HALL

**12'9" x 8'2" (3.89m x 2.49m)**

Spindle balustrade staircase to the first floor. Two wall light points. Coved cornice. Radiator.

#### CLOAKROOM/WC

Wall mounted wash basin and low-level WC with concealed cistern. Tiled walls. Wood effect flooring. Extractor fan.

#### SITTING ROOM

**17'11" x 12' (5.46m x 3.66m)**

Marble fireplace surround with flame/coal effect electric fire set upon a marble hearth. PVCu double glazed oriel bay window to the front. Two wall light points. Coved cornice. Two radiators. Double opening glazed sliding doors to:

#### DINING ROOM

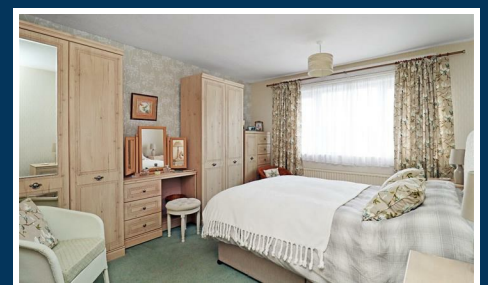
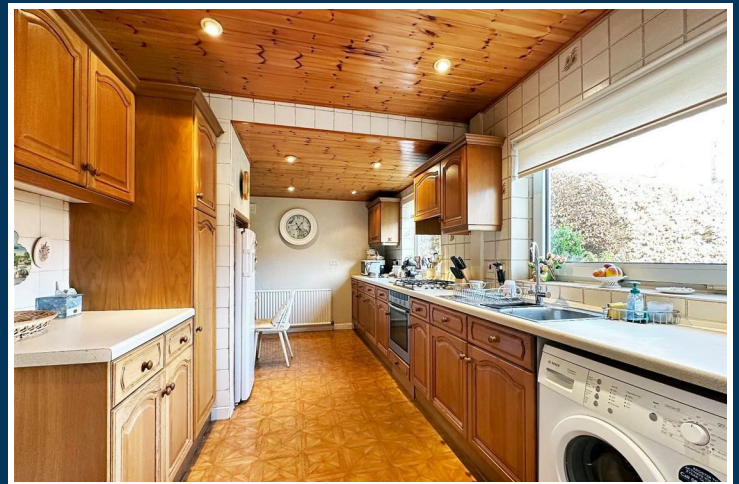
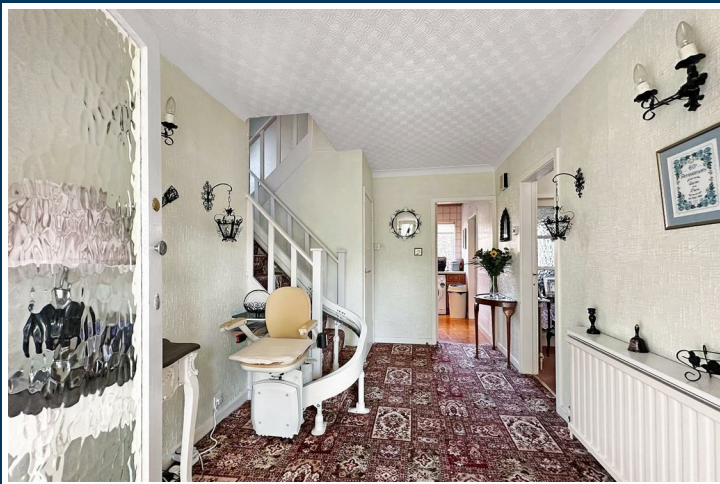
**12' x 8'10" (3.66m x 2.69m)**

Coved cornice. Ceiling rose. Two radiators. Access to the kitchen and PVCu double glazed sliding windows to:

#### CONSERVATORY

**11'10" x 8'6" (3.61m x 2.59m)**

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





## KITCHEN

17'1" x 8'10" (5.21m x 2.69m)

Fitted with light wood wall and base units beneath heat resistant work-surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill and four ring gas hob with extractor fan/light above. Recess for fridge and automatic washing machine. Two PVCu double glazed windows to the rear. Wood effect flooring. Radiator.

## SIDE PORCH

Recess for freezer and dryer. Opaque glazed sliding door to the side. Tile effect flooring. Access to the attached garage.

## LANDING

Opaque PVCu double glazed window at half landing level. Access to the fully boarded loft space via a retractable ladder.

## BEDROOM ONE

PVCu double glazed window to the front. Radiator.

## BEDROOM TWO

PVCu double glazed window to the rear. Radiator.

## BEDROOM THREE

PVCu double glazed window to the front. Radiator.

## BATHROOM/WC

Fitted with a suite comprising corner bath with mixer/shower tap, pedestal wash basin and low-level WC all set within tiled surrounds. Airing cupboard with shelving and housing the hot water cylinder. Two opaque PVCu double glazed windows to the rear. Shaver point. Dado rail. Radiator.

## OUTSIDE

## ATTACHED GARAGE

17' x 8'1" (5.18m x 2.46m)

Up and over door. Wall mounted gas central heating boiler. Light and power supplies.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

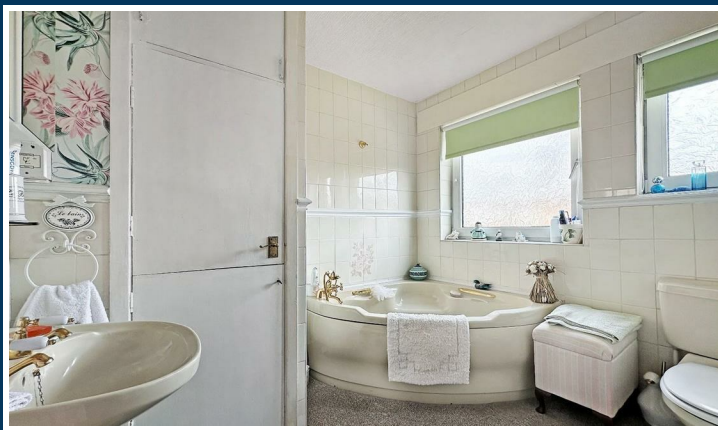
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

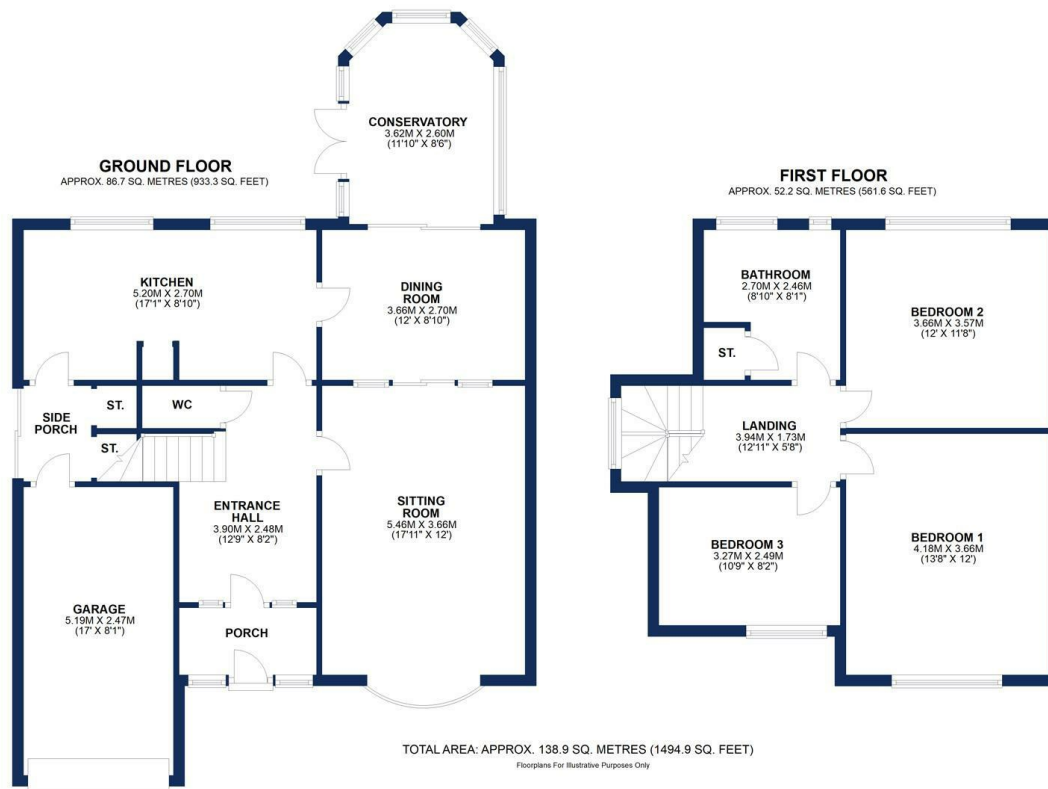
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## NOTE

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



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