



MINTY HOUSE 6 ELMSWAY | HALE BARN

£895,000

A double fronted detached family house standing in mature tree lined grounds and positioned within a quiet cul de sac. The accommodation briefly comprises enclosed porch, entrance hall, full depth sitting room with French windows to the paved terrace, dining room, fitted breakfast kitchen with integrated appliances, utility room, shower room/WC, four excellent bedrooms and bathroom/WC. Gas fired central heating and PVCu double glazing. Attached double garage and ample off road parking. Much further potential subject to planning.

POSTCODE: WA15 0DZ

DESCRIPTION

Elmsway is a cul de sac developed predominantly with detached houses standing within substantial grounds screened by a variety of trees all of which combines to create an attractive setting. This individually designed detached family house incorporates rooms of generous size and occupies a mature site. Importantly there is much further potential subject to obtaining the relevant approval.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and approximately half a mile distant from the revitalised village centre. A little further away are walks into open countryside and access to the surrounding network of motorways and Manchester International Airport.

Approached beyond an enclosed porch the entrance hall provides access to each of the superbly proportioned reception rooms. With the focal point of a distinctive fireplace surround the naturally light full depth sitting room overlooks the delightful rear gardens and French windows open onto the stone paved rear terrace. The spacious dining room is ideal for formal entertaining and the adjacent fitted kitchen provides ample space for a breakfast table plus access to the utility room and attached garage beyond. In addition there is a ground floor shower room/WC.

At first floor level the accommodation has been replanned to create four excellent bedrooms. The principle bedroom benefits from built-in furniture and there is a family bathroom/WC.

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

The secluded rear gardens are certainly a feature with well stocked borders, mature trees and shrubs, expanse of lawn and full width stone paved terrace which is ideal for entertaining during the summer months.

Externally to the front the driveway is well screened from the road and provides ample parking. There is also an attached double garage with remotely operated door and internal access.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Ornate pilasters and pediment surrounding a double opening hardwood front door flanked by two exterior wall light points. Tiled floor. Double opening glazed doors to:

ENTRANCE HALL

Spindle balustrade staircase. Under-stair storage cupboard with space for hanging coats and jackets. Two wall light points. Coved cornice. Radiator.

SITTING ROOM

23'6" x 12'3" (7.16m x 3.73m)

Period style fireplace surround with marble conglomerate insert and hearth with electric coal effect fire framed in brass. Timber framed oriel bay window to the front. PVCu double glazed French windows to the rear flanked by matching windows. Parquet wood flooring. Coved cornice. Ceiling rose. Three radiators.

DINING ROOM

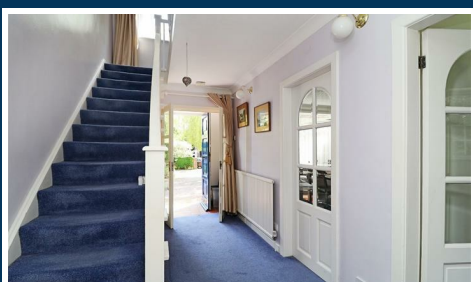
14'2" x 11'7" (4.32m x 3.53m)

Timber framed oriel bay window to the front. Coved cornice. Ceiling rose. Two radiators.

BREAKFAST KITCHEN

22'2" x 8'2" (6.76m x 2.49m)

Fitted with matching wall and base units beneath granite effect heat resistant work surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Display units. Integrated appliances include an electric oven/grill and four ring gas hob with extractor/light above. Recess for fridge, freezer and dishwasher. Two PVCu double glazed windows to the rear. Tile effect flooring. Two radiators.



UTILITY ROOM

8'2" x 7' (2.49m x 2.13m)

With the continuation of the kitchen wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap. Recess for fridge, freezer and automatic washing machine. Hardwood door to the rear. Access to the attached garage. Tiled floor. Radiator.

SHOWER ROOM/WC

6'11" x 4'10" (2.11m x 1.47m)

Pedestal wash basin and low-level WC. Corner tiled shower enclosure. Opaque PVCu double glazed window to the rear. Tiled walls. Radiator.

FIRST FLOOR

LANDING

PVCu double glazed window to the front. Access to the boarded loft space via a retractable ladder. Wall light point. Coved cornice. Radiator.

BEDROOM ONE

14'4" x 12'3" (4.37m x 3.73m)

Built-in mirror fronted wardrobes containing hanging rails and shelving. PVCu double glazed window to the front. Wall light point. Coved cornice. Radiator.

BEDROOM TWO

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

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

BEDROOM THREE

11'7" x 9' (3.53m x 2.74m)

Fitted airing cupboard housing the hot water cylinder. PVCu double glazed window to the rear. Coved cornice. Radiator.

BEDROOM FOUR

10'9" x 8'9" (3.28m x 2.67m)

PVCu double glazed window to the rear. Wall light point. Coved cornice. Radiator.

BATHROOM/WC

8'7" x 5'9" (2.62m x 1.75m)

Fitted with a suite comprising panelled bath with mixer/shower tap, pedestal wash basin, low-level WC and bidet. Opaque PVCu double glazed window to the rear. Tiled walls. Radiator.

OUTSIDE

ATTACHED DOUBLE GARAGE

17'11" x 17' (5.46m x 5.18m)

Remotely operated up and over door. Wall mounted gas central heating boiler. Opaque PVCu double glazed window to the side. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

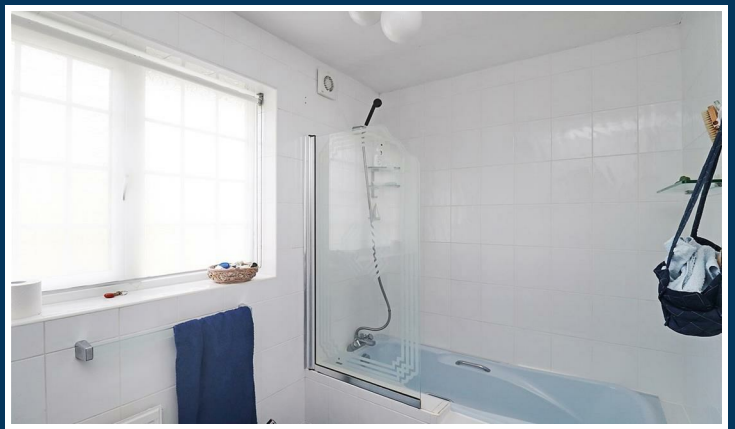
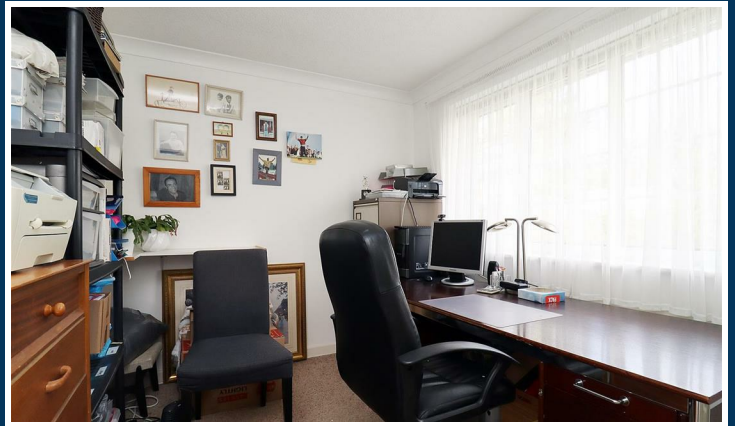
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £25.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX

Band G

NOTE

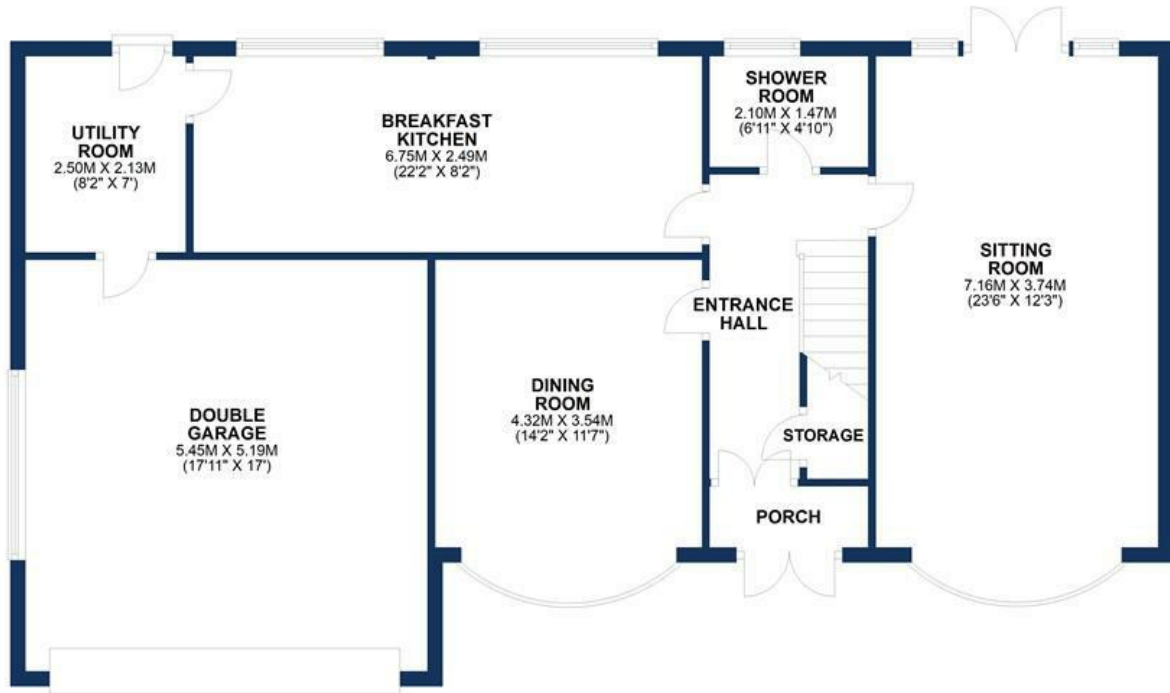
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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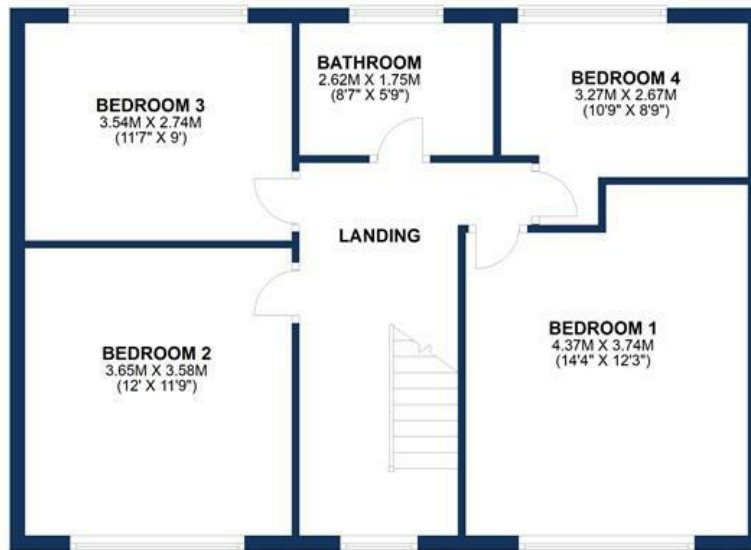
GROUND FLOOR

APPROX. 107.3 SQ. METRES (1154.8 SQ. FEET)



FIRST FLOOR

APPROX. 65.0 SQ. METRES (699.9 SQ. FEET)



TOTAL AREA: APPROX. 172.3 SQ. METRES (1854.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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