

## 19 BANKHALL LANE | HALE

£895,000

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

An extended semi detached family house overlooking neighbouring fields and with easy access to the Bollin Valley Way. Sympathetically refurbished with quality contemporary fittings complemented by features of the period. The superbly presented accommodation briefly comprises enclosed porch, entrance hall, cloakroom/WC, sitting room with feature fireplace, stunning open plan living/dining kitchen, utility room, four excellent bedrooms with fitted furniture and bathroom/WC. Gas fired central heating double glazing. Driveway providing off road parking. Full width stone paved terrace and lawned rear gardens. Ideal location approximately half a mile from Hale village.



POSTCODE: WA15 0LA

DESCRIPTION

This attractive semi detached house was constructed in the early part of the 20th century to a traditional bay fronted design with rendered and brick elevations surmounted by a slate roof. Positioned in a highly popular location approximately half a mile distance from Hale village with its range of individual shops, fashionable restaurants and bars and railway station that provides a commuter service into Manchester. Furthermore there are delightful tree lined views across neighbouring fields and there is easy access to country walks within the Bollin Valley.

The superbly presented accommodation incorporates rooms of generous proportions and great care has been taken to retain much of the original character complemented by tasteful décor and quality contemporary fittings, all of which combine to create an exceptional family home.

Upon entering the feeling of space is apparent with a wide entrance hall leading onto an elegant sitting room with the focal point of wood burning stove set upon a stone hearth. Also approached from the entrance hall is the stunning open plan living space incorporating a seating area with fitted furniture and adjacent dining kitchen enhanced by Shaker style units, matching centre island and range of integrated appliances. In addition, French windows open onto the stone paved rear terrace which is ideal for entertaining during the summer months. Forming part of the extension there is a useful utility room and a well appointed cloakroom/WC completes the ground floor.

At first floor level there are three excellent double bedrooms and generous single bedroom all with fitted wardrobes and family bathroom/WC complete with separate shower enclosure.

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

Externally the block paved driveway provides off road parking and the rear gardens are laid mainly to lawn with well stocked borders and wall/fence perimeter.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed/panelled door with matching surround set within a brick arch.

ENTRANCE HALL

Opaque glazed/panelled hardwood front door set within matching side-screens. Spindle balustrade staircase to the first floor. Concealed wall mounted gas central heating boiler. Understairs cloaks area with space for hanging coats and jackets. Karndean wood effect flooring. Coved cornice. Plate rail. Covered radiator.

SITTING ROOM

15'11" x 13'4" (4.85m x 4.06m)

Contemporary fireplace surround with revealed brick recess and wood burning stove set upon a stone hearth. Fitted bookshelves and media unit flanking both sides of the chimney breast. PVCu double glazed bay window to the front. Karndean wood effect flooring. Coved cornice. Picture rail. Radiator.

LIVING/DINING KITCHEN

27'3" x 24'2" (8.31m x 7.37m)

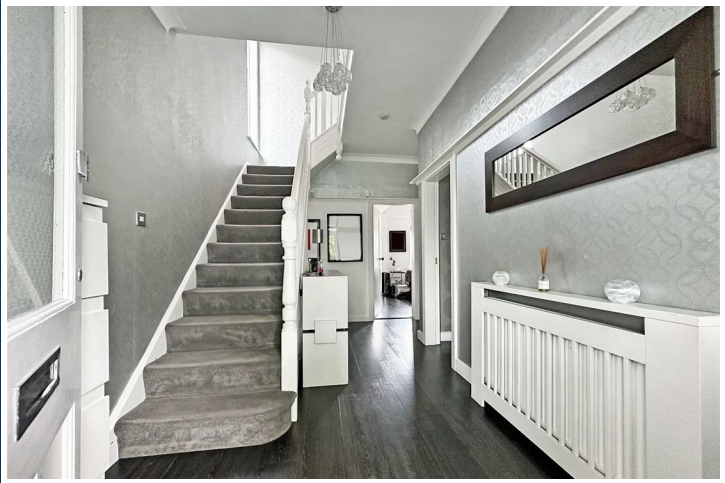
Planned to incorporate:

LIVING AREA

Fitted bookshelves and matching low level units surrounding the chimney breast. Timber framed double glazed window to the rear. Karndean wood effect flooring. Coved cornice. Picture rail. Radiator.

DINING KITCHEN

Fitted with Shaker style wall and base units beneath polished granite work-surfaces/up-stands and twin undermount stainless steel sink with mixer tap and adjacent instant hot water tap. Matching centre island incorporating a breakfast bar and dresser unit. Integrated appliances include an electric fan oven/grill, microwave oven, four zone induction hob and dishwasher. Recess for an American style fridge/freezer. Ample space for a dining suite. Timber framed double glazed French windows to the rear terrace. Timber framed double glazed windows to the side and rear. Karndean wood effect flooring. Recessed LED lighting. Electric underfloor heating.



## UTILITY ROOM

9'8" x 5'2" (2.95m x 1.57m)

Matt white wall and base units beneath Corian work surfaces and moulded sink with mixer tap. Recess for an automatic washing machine. Opaque PVCu double glazed window to the front. Velux window. Karndean wood effect flooring. Recessed LED lighting. Radiator.

## CLOAKROOM/WC

White/chrome Corian moulded wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the rear. Karndean wood effect flooring. Recessed LED lighting.

## FIRST FLOOR

### LANDING

Leaded effect/stained glass PVCu double glazed window at half landing level. Spindle balustrade. Loft access hatch.

### BEDROOM ONE

16' x 12'1" (4.88m x 3.68m)

Contemporary fitted wardrobes containing double hanging rails and shelving. Matching bedside tables. PVCu double glazed bay window to the front. Recessed low-voltage lighting. Radiator.

### BEDROOM TWO

16'1" x 12'4" (4.90m x 3.76m)

Fitted wardrobes containing hanging rails and shelving. Cast iron fireplace. Timber framed double glazed window to the rear. Laminate wood flooring. Picture rail. Radiator.

### BEDROOM THREE

13'4" x 11'10" (4.06m x 3.61m)

Recess for a double bed flanked by fitted wardrobes containing hanging rails and shelving. Provision for a wall mounted flat screen television. Timber framed double glazed window to the rear. Radiator.

### BEDROOM FOUR

9'8" x 9'4" (2.95m x 2.84m)

Three door range of fitted wardrobes containing hanging rails and book shelves with cupboards beneath. PVCu double glazed window to the front. Radiator.

## BATHROOM/WC

10'3" x 6' (3.12m x 1.83m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap, twin Corian vanity wash basins with mixer taps and WC with concealed cistern and cabinets above. Corner tiled enclosure with thermostatic shower. Two opaque timber framed double glazed windows to the side. Tiled surrounds. Wood effect flooring. Heated towel rail.

## OUTSIDE

Blocked paved driveway providing off road parking.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

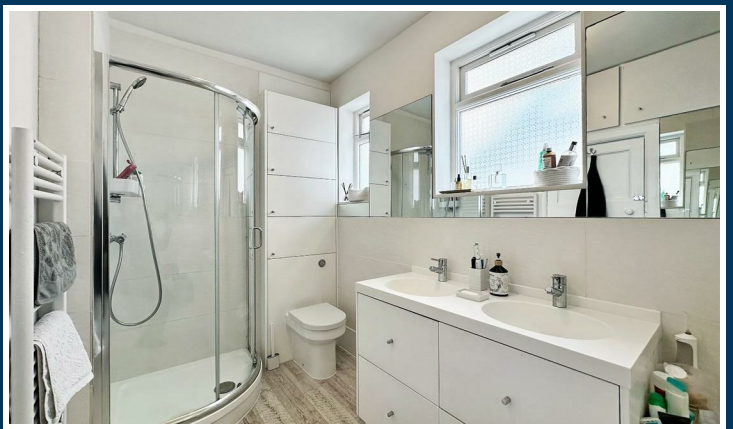
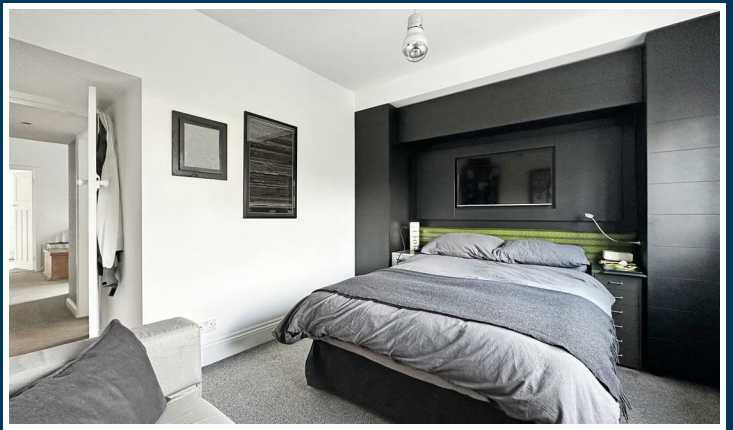
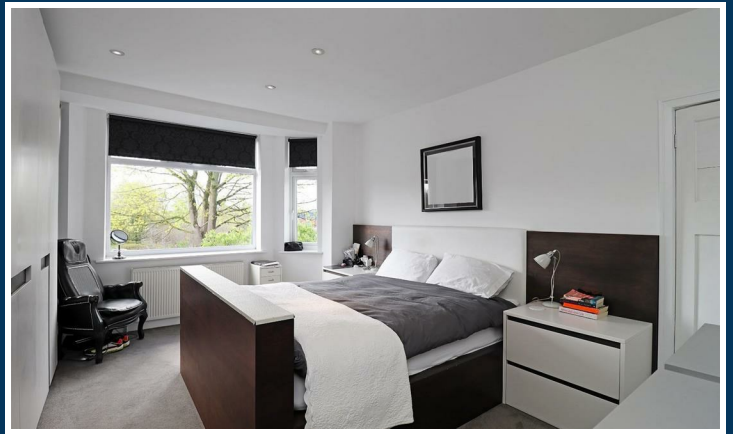
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## COUNCIL TAX

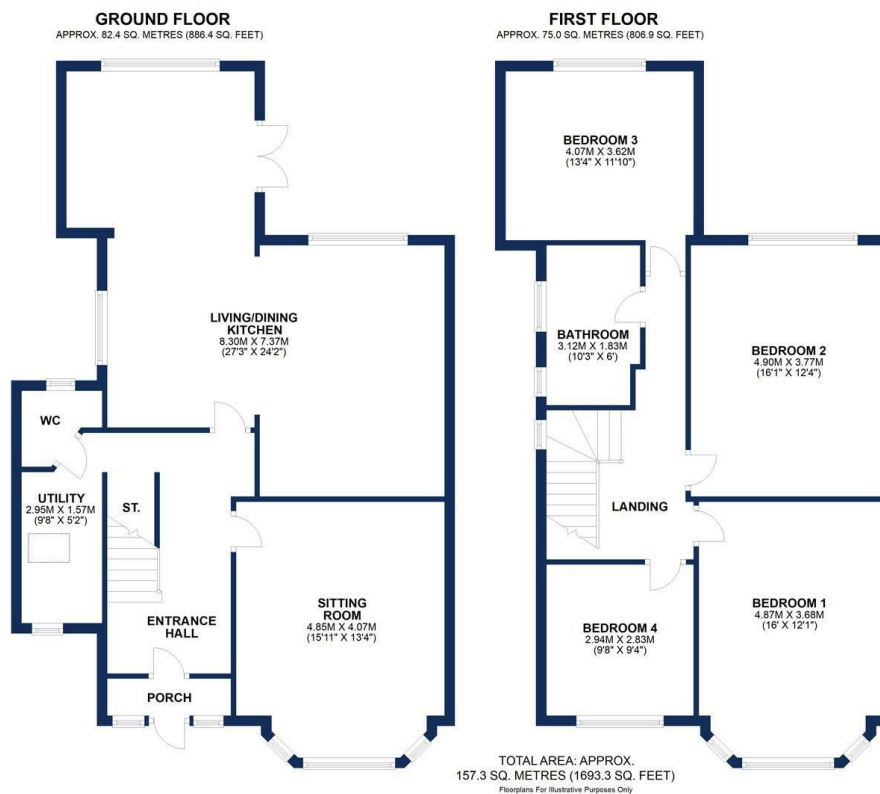
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## NOTE

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



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