



6 COTTESMORE GARDENS | HALE BARN

OFFERS OVER £675,000

A re-planned and beautifully refurbished modern detached family house positioned within a quiet cul de sac adjacent to the village centre. To the first floor the superbly proportioned accommodation briefly comprises wide entrance hall, cloakroom/WC, open plan living/dining kitchen with integrated appliances and sliding windows to the paved rear terrace. The first floor comprises four bedrooms (3 x doubles) and three bathrooms; primary bedroom with en suite shower room/WC, bedroom two with en suite shower room/WC, two further bedrooms and family bathroom/WC. Gas fired central heating, pressurised hot water and PVCu double glazing. Wide driveway providing off road parking. South westerly facing lawned rear gardens.

POSTCODE: WA15 8TS

DESCRIPTION

Cottesmore Gardens is a cul de sac development of attractive detached family houses constructed in a Georgian style and occupying an excellent location adjacent to the revitalised village centre with its range of shops, restaurants and supermarket. Hale Barns is ideally positioned for access to the surrounding network of motorways and Manchester International Airport and also lies within the catchment area of the highly regarded Elmridge Primary and Nursery School.

The accommodation has been replanned and refurbished to a high standard throughout incorporating quality contemporary fittings such as Duravit sanitary ware combined with tasteful decor. The ground floor is largely laid out for open plan living but split into distinctive areas. The centre piece is a stunning fitted kitchen with integrated Neff appliances complemented by quartz work surfaces and substantial centre island with full length breakfast bar. The adjacent dining area features two sets of sliding windows opening onto the paved rear terrace which is ideal for entertaining during the summer months and there is a spacious sitting area positioned to the front. In addition, there is a useful utility room adjoining the kitchen and well appointed cloakroom/WC situated off the entrance hall.

At first floor level there are four bedrooms (3 x doubles) and three bathrooms. The superb primary suite comprises generously proportioned double bedroom and sumptuous en suite shower room/WC. Bedroom two also benefits from luxurious en suite facilities and the two remaining bedrooms are served by the lavish family bathroom/WC.

Gas fired central heating has been installed together with a pressurised hot water system and PVCu double glazing throughout.

Externally to the front the wide driveway provides off road parking for two cars and the block paving continues to both sides. The rear gardens are secluded and include a paved terrace with lawn beyond screened by a variety of mature trees and shrubs. Importantly with a south westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

ACCOMMODATION

GROUND FLOOR: ENTRANCE HALL

Panelled hardwood front door. PVCu double glazed window to the front. Large format tiled floor. Recessed LED lighting. Coved cornice. Covered radiator. Double opening glazed doors to:

LIVING/DINING KITCHEN

27'7" x 26'5" (8.41m x 8.05m)

With the continuation of the tiled flooring and planned to incorporate:

LIVING AREA

PVCu double glazed bay window to the front. Provision for a wall mounted flat screen television. Recessed LED lighting. Coved cornice. Covered radiator.

DINING KITCHEN

Fitted with high gloss white wall and base units beneath quartz work-surfaces. Matching centre island incorporating a full length breakfast bar with twin under-mount stainless steel sinks plus waste disposal units and Quooker instant hot water/mixer tap. Integrated Neff appliances include two electric fan ovens/grills, four zone induction hob with quartz splash-back and extractor/light above, larder fridge and dishwasher. Ample space for a dining suite. Under-stair storage cupboard. Two PVCu double glazed sliding windows to the paved rear terrace. PVCu double glazed window to the rear. Recessed LED lighting. Coved cornice. Two covered radiators.

UTILITY ROOM

8'8" x 5'11" (2.64m x 1.80m)

High gloss 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 an automatic washing machine and tumble dryer. Space for a freezer. Wall mounted gas central heating boiler and pressurised hot water system. Recessed LED lighting.

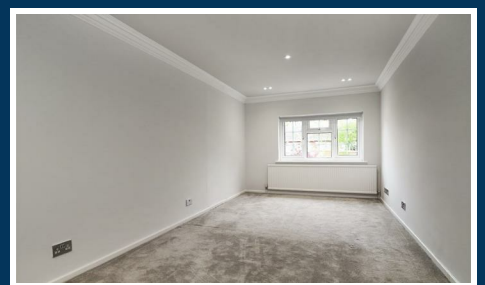
CLOAKROOM/WC

8'8" x 4'4" (2.64m x 1.32m)

White/chrome acrylic wash basin with wall mounted mixer tap and cantilevered WC with concealed cistern. Tiled surrounds. Tiled floor. Recessed LED lighting. Extractor fan. Coved cornice. Radiator.

FIRST FLOOR: LANDING

Turned spindle balustrade. Recessed LED lighting. Coved cornice. Radiator.



BEDROOM ONE

20' x 9'3" (6.10m x 2.82m)

PVCu double glazed window to the front. Recessed LED lighting. Coved cornice. Radiator.

EN SUITE SHOWER ROOM/WC

7'7" x 6'1" (2.31m x 1.85m)

White/chrome wall mounted wash basin with wall mounted mixer tap and low-level WC set within tiled surrounds. Corner tiled enclosure with thermostatic rain shower plus handheld attachment. Opaque PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

11'6" x 10'8" (3.51m x 3.25m)

Built-in wardrobe containing double hanging rails and shelving. PVCu double glazed window to the rear. Recessed LED lighting. Coved cornice. Radiator.

EN SUITE SHOWER ROOM/WC

White/chrome wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Tiled surrounds. Tiled enclosure with thermostatic rain shower plus handheld attachment. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

BEDROOM THREE

12'7" x 10'8" (3.84m x 3.25m)

Built-in wardrobe containing double hanging rails and shelving. PVCu double glazed window to the front. Recessed LED lighting. Coved cornice. Radiator.

BEDROOM FOUR

9'9" x 6'8" (2.97m x 2.03m)

Storage cupboard. PVCu double glazed window to the front. Recessed LED lighting. Coved cornice. Radiator.

FAMILY BATHROOM/WC

8'6" x 6'1" (2.59m x 1.85m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic rain shower/handheld attachment and screen above, wide wall mounted wash basin with twin wall mounted mixer taps and cantilevered WC with concealed cistern. Opaque PVCu double glazed window to the rear. Partially tiled walls. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

Parking is controlled within the cul de sac by a permit scheme monitored by Trafford Council.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

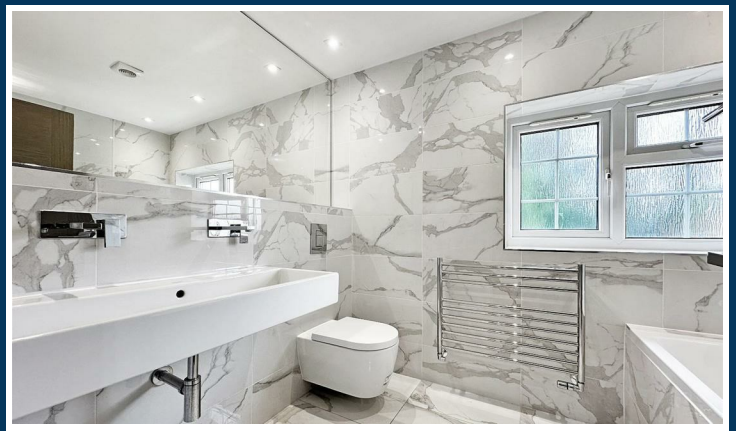
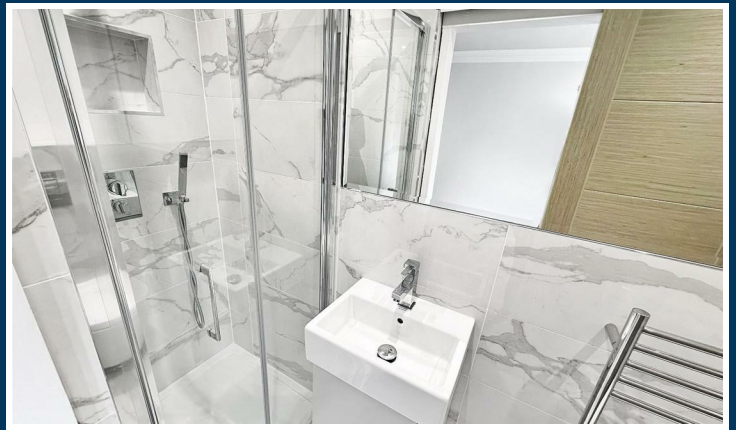
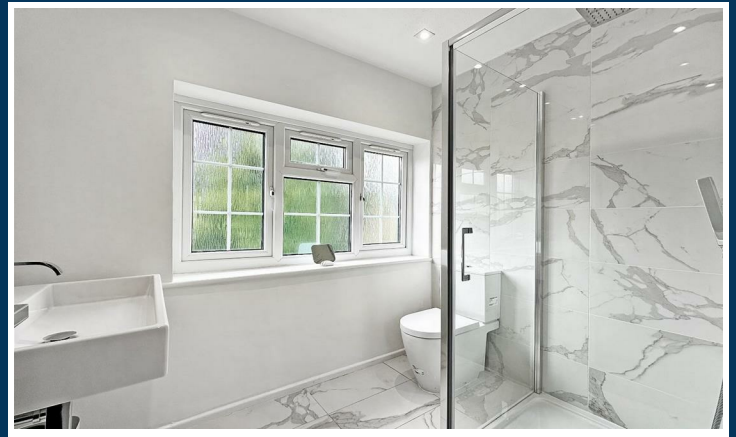
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band F

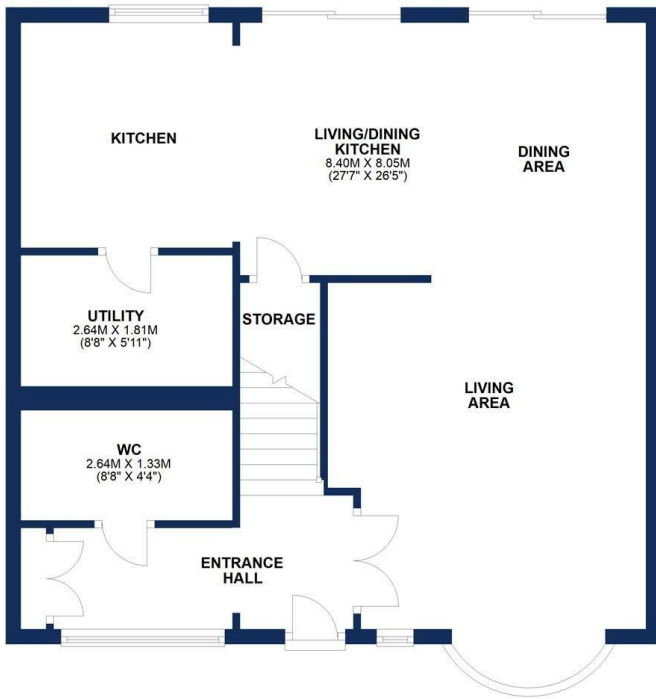
NOTE

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. 67.2 SQ. METRES (723.5 SQ. FEET)



FIRST FLOOR
APPROX. 66.8 SQ. METRES (719.1 SQ. FEET)



TOTAL AREA: APPROX. 134.0 SQ. METRES (1442.6 SQ. FEET)
Floorplans For Illustrative Purposes Only



HALE BARNS

292 HALE ROAD, HALE BARNS
CHESHIRE, WA15 8SP

T: 0161 980 8011
E: HALEBARNS@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510
E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654
E: TIMPERLEY@IANMACKLIN.COM