



## 13 GREENGATE | HALE BARNES

OFFERS OVER £850,000

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

A modern double fronted detached family house substantially extended, re-planned and set within landscaped grounds. The exceptionally well presented accommodation briefly comprises wide entrance hall, spacious sitting room opening onto a dining area with French windows to the rear gardens, generously proportioned contemporary dining kitchen with integrated appliances, family room with concealed utility area, cloakroom/WC, superb master bedroom with fitted dressing area and en suite shower room/WC, three further bedrooms and family bathroom/WC. Gas fired central heating and PVCu double glazing. Block paved driveway providing ample parking.

POSTCODE: WA15 0SH

## DESCRIPTION

This modern detached family house features attractive elevations and occupies an enviable position within this highly favoured locality. Hale Barns is well placed for access to the surrounding network of motorways and Manchester International Airport and approximately a ½ mile distant lies the revitalised village centre with its range of shops and restaurants including Booths Supermarket and Costa Coffee. Also within the vicinity are highly regarded primary and secondary schools and a variety of places of worship.

The accommodation has been greatly improved with the addition of a full width two storey rear extension and re-planned to create generous living space. Approached beyond a wide entrance hall with built-in cloaks cupboard the full depth open plan sitting/dining room is ideal for formal entertaining and opens onto the gardens through double opening French windows. The spacious contemporary dining kitchen is fitted with high gloss white units complimented by polished granite work surfaces and a range of integrated appliances. Furthermore there is an adjacent family room with concealed utility area which may be used as a home office proving ideal for those who choose to work from home.

At first floor level the superb master bedroom benefits from a dressing area with beautiful fitted furniture and en suite shower room/WC. Three further excellent bedrooms are served by a family bathroom/WC complete with separate shower enclosure.

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

Externally there is ample off road parking within the wide block paved driveway flanked by a well maintained lawn and has the added advantage of an electric vehicle charging point. The rear gardens are certainly a feature, approximately 80 feet in length and laid mainly to lawn with tall hedge borders to provide a high degree of privacy.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Wood grain effect composite front door and PVCu double glazed side-screen. Turned spindle balustrade staircase to the first floor. Cloaks cupboard with rail for hanging coats and jackets. Laminate wood flooring. Recessed LED lighting. Radiator.

#### SITTING/DINING ROOM

With the continuation of the laminate wood flooring and planned to incorporate:

#### SITTING AREA

**17'2" x 15'9" (5.23m x 4.80m)**

Leaded light effect PVCu double glazed window to the front. Provision for a wall mounted flat screen television. Recessed LED lighting. Radiator. Wide opening to:

#### DINING AREA

**10'6" x 8'11" (3.20m x 2.72m)**

PVCu double glazed French windows to the rear. Opaque PVCu double glazed window to the side. Radiator. Access to:

#### DINING KITCHEN

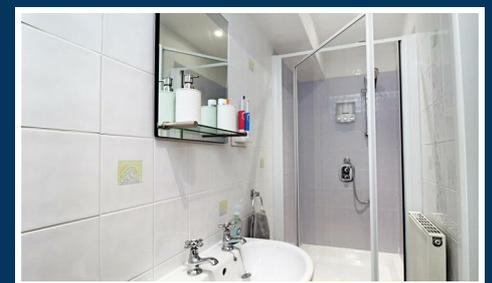
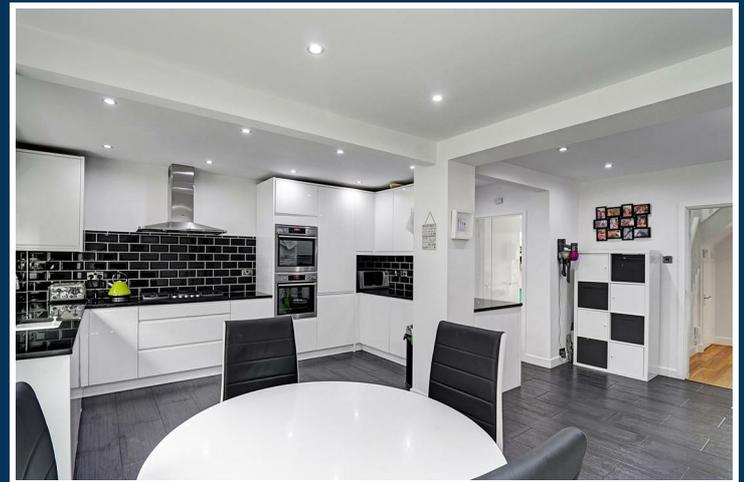
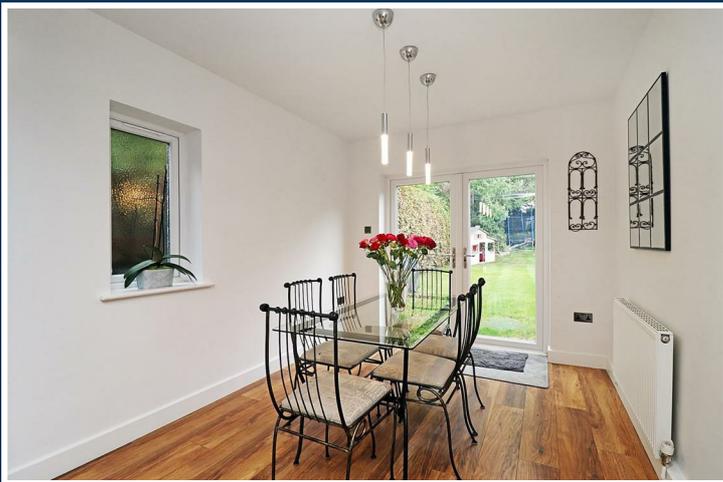
**19'2" x 16'10" (5.84m x 5.13m)**

Fitted with a comprehensive range of high gloss white wall and base units beneath polished granite work surfaces and under-mount 1 ½ bowl ceramic sink with mixer tap and tiled splash-back. Integrated appliances include two electric fan oven/grill, five ring gas hob with stainless steel chimney cooker hood above, fridge/freezer, dishwasher and wine cooler. Ample space for a dining suite. Two PVCu double glazed windows to the rear. Tiled floor. Recessed LED lighting. Radiator.

#### FAMILY ROOM

**14'6" x 7'7" (4.42m x 2.31m)**

Matching high gloss white units concealing the wall mounted gas central heating boiler and providing space for a tall freezer, automatic washing machine and tumble dryer. Leaded light effect PVCu double glazed window to the front. Laminate wood flooring. Recessed LED lighting. Radiator.



## CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the side. Tiled floor. Recessed LED lighting. Radiator.

## FIRST FLOOR

### LANDING

Leaded light effect PVCu double glazed window to the front. Turned spindle balustrade. Access to the partially boarded loft space.

### BEDROOM ONE

23'9" x 13'9" (7.24m x 4.19m)

Fitted with a nine door range of high gloss white fronted wardrobes in an L-shaped arrangement plus matching twin pedestal dressing table flanked by shelving. PVCu double glazed window to the rear. Provision for a wall mounted flat screen television. Recessed low voltage lighting. Radiator.

### EN SUITE SHOWER ROOM/WC

10'6" x 3'1" (3.20m x 0.94m)

White/chrome pedestal wash basin and low-level WC. Tiled shower enclosure with thermostatic shower. Opaque PVCu double glazed window to the rear. Tiled walls. Tile effect flooring. Radiator.

### BEDROOM TWO

14'6" x 12'5" (4.42m x 3.78m)

PVCu double glazed window to the rear. Laminate wood flooring. Radiator.

### BEDROOM THREE

9'6" x 8'10" (2.90m x 2.69m)

PVCu double glazed window to the side. Laminate wood flooring. Radiator.

### BEDROOM FOUR

10'2" x 6'7" (3.10m x 2.01m)

Leaded light effect PVCu double glazed window to the front. Radiator.

### FAMILY BATHROOM/WC

8'1" x 8' (2.46m x 2.44m)

Fitted with a white/chrome suite comprising panelled bath, pedestal wash basin with mixer tap and low-level WC. Wide tiled shower enclosure with thermostatic shower. Wall mounted mirror fronted cabinet. Leaded light effect PVCu double glazed window to the front. Two PVCu double glazed windows to the side. Tiled walls. Tile effect flooring. Recessed low voltage lighting. Chrome heated towel rail.

### OUTSIDE

EV charging point. Gated access to the side/rear.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### TENURE

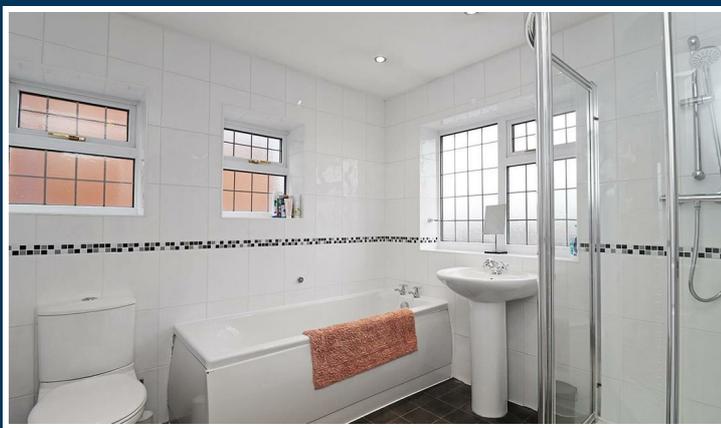
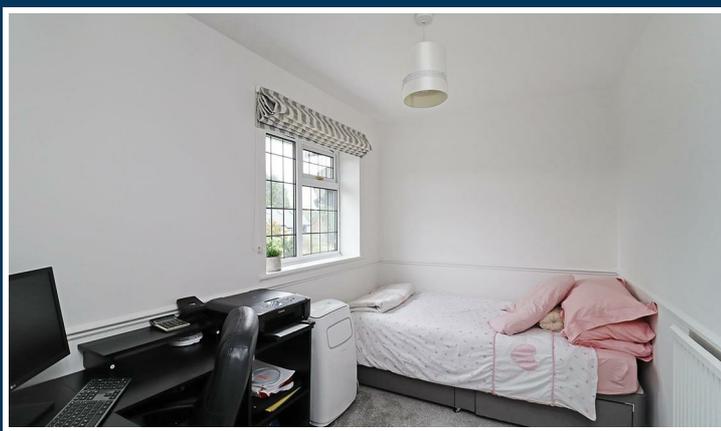
We are informed the property is Freehold. This should be verified by your Solicitor.

### COUNCIL TAX

Band F

### NOTE

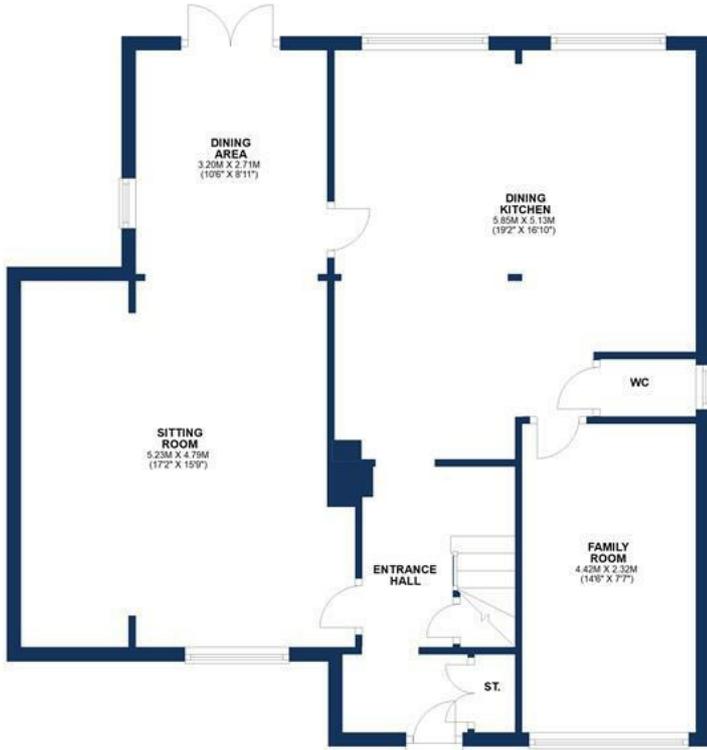
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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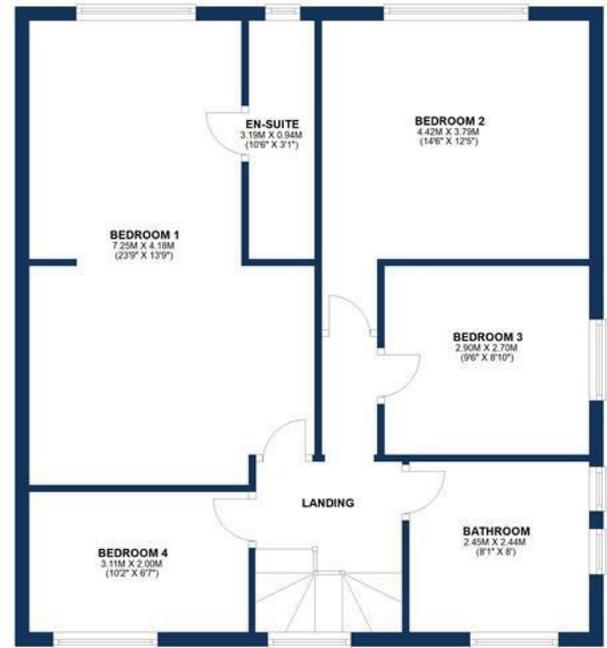
### GROUND FLOOR

APPROX. 81.9 SQ. METRES (881.6 SQ. FEET)



### FIRST FLOOR

APPROX. 69.4 SQ. METRES (746.6 SQ. FEET)



TOTAL AREA: APPROX. 151.3 SQ. METRES (1628.2 SQ. FEET)

Floorplans For Illustrative Purposes Only  
Plan produced using Planitrac



#### 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