



6 RIVERSHILL GARDENS | HALE BARNES

£725,000

A beautifully presented detached family house with landscaped south facing rear gardens and commanding tree lined views across open countryside. The superbly proportioned accommodation briefly comprises entrance hall, spacious dining room, sitting room with feature fireplace, garden room with French windows to the rear terrace, fitted breakfast kitchen with integrated appliances and bi-folding windows to the paved seating area, well appointed ground floor shower room/WC, three first floor double bedrooms with built-in wardrobes, contemporary family bathroom/WC with walk-in shower and free-standing bath and second floor double bedroom with fitted furniture and en suite WC. Gas fired central heating and PVCu double glazing. Detached garage with utility area and office. Off road parking within the driveway.

POSTCODE: WA15 0AZ

DESCRIPTION

This individual gable fronted detached family house occupies an enviable position within this ever popular cul de sac location and enjoys commanding tree lined views in a southerly direction across open countryside. Surrounding properties include detached houses of varying design standing within large mature grounds all of which combines to create an attractive setting.

The beautifully presented interior is superbly proportioned throughout incorporating rooms of generous size with a wide entrance hall providing access to the reception rooms. Positioned to the front there is a spacious dining room which opens onto an elegant sitting room with the focal point of a period style fireplace surround and wood burning stove set upon a polished granite hearth. Toward the rear there is a naturally light garden room with French windows opening onto the rear terrace and the adjacent fitted breakfast kitchen benefits from bi-folding windows which also open onto the stone paved seating area and lawned gardens beyond. In addition, the breakfast kitchen has the added advantage of a separate pantry and a well appointed shower room/WC completes the ground floor.

At first floor level there are three excellent double bedrooms with modern built-in wardrobes alongside a contemporary family bathroom fitted with a white/matt black suite complete with free-standing slipper bath and deep walk-in shower with unusual tinted glass screen. A second floor double bedroom also features modern fitted furniture complemented by a cabrio roof balcony system and en suite WC.

Gas fired central heating has been installed together with PVCu double glazing and full fibre broadband (FTTP).

Externally the detached garage has been replanned to create a studio or office which may prove invaluable for those who choose to work from home. Furthermore, storage has been retained at the front beside a useful utility area. The driveway provides off road parking for several vehicles, there is an EV charging point and access to the garage is via a remotely operated roller door.

The landscaped rear gardens incorporate a full width stone paved terrace which is ideal for entertaining during the summer months and there is also an expanse of lawn screened by mature Laurel hedging. Importantly, with a southerly aspect to enjoy the sunshine throughout the day.

Hale Barns continues to be a highly desirable location improved by the recent completion of the shopping centre in the village. The area is well placed for access to the surrounding network of motorways and Manchester International Airport and also lies within the catchment area of highly regarded primary and secondary schools.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood front door with double glazed insert. Painted staircase to the first floor. Opaque leaded light effect PVCu double glazed window to the front. Wood flooring. Radiator.

DINING ROOM

12'6" x 11'7" (3.81m x 3.53m)

Leaded light effect PVCu double glazed window to the front. Wood flooring. Coved cornice. Radiator. Wide opening to:

SITTING ROOM

13' x 12'6" (3.96m x 3.81m)

Period style fireplace surround with tiled insert, wood burning stove and polished granite hearth. Wood flooring. Coved cornice. Two radiators. Double glazed sliding windows to:

GARDEN ROOM

12'1" x 8'6" (3.68m x 2.59m)

PVCu double glazed French windows to the rear. Tall PVCu double glazed windows to the rear. Transparent roof with blind system. Stone effect flooring. Electric radiator.

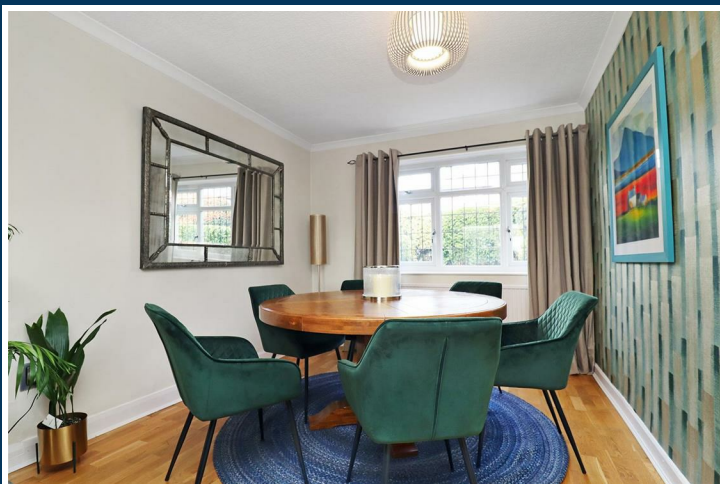
BREAKFAST KITCHEN

16'7" x 9'1" (5.05m x 2.77m)

Fitted with matching wall and base units beneath natural wood work-surfaces and ceramic Belfast sink with mixer tap. Matching peninsula breakfast bar. Recess for a cooker beneath a matt black chimney cooker hood. Integrated appliances include a fridge, freezer, slimline dishwasher and wine/drinks cooler. Concealed wall mounted gas central heating boiler. Pantry with shelving and opaque leaded light effect PVCu double glazed window to the side. Double glazed bi-folding windows to the rear. Leaded light effect PVCu double glaze window to the side. Wood flooring. Contemporary vertical radiator.

SHOWER ROOM/WC

White/chrome vanity wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic rain shower plus handheld attachment. Opaque leaded light effect PVCu double glazed window to the side. Partially tiled walls. Tile effect flooring. Recessed LED lighting. Extractor fan. Chrome heated towel rail.



FIRST FLOOR

LANDING

Opaque leaded light effect PVCu double glazed window at half landing level. Spindle balustrade staircase to the second floor.

BEDROOM ONE

13'2" x 12'6" (4.01m x 3.81m)

Built-in wardrobes with sliding doors containing hanging rails, drawers and shelving. Leaded light effect PVCu double glazed window to the rear. Laminate wood flooring. Radiator.

BEDROOM TWO

12'6" x 11' (3.81m x 3.35m)

Built-in mirror fronted wardrobes containing hanging rails, drawers and shelving. Leaded light effect PVCu double glazed window to the front. Laminate wood flooring. Radiator.

BEDROOM THREE

9'6" x 9'1" (2.90m x 2.77m)

Built-in wardrobes with sliding doors containing hanging rails, drawers and shelving. Leaded light effect PVCu double glazed window to the rear. Laminate wood flooring. Radiator.

BATHROOM/WC

9'1" x 5'7" (2.77m x 1.70m)

Fitted with a white/matt black suite comprising freestanding roll-top slipper bath with floor mounted mixer/shower tap, vanity wash basin with mixer tap and low-level WC. Deep walk-in shower with stone effect panelled walls beyond a tinted glass screen with electric rain shower plus handheld attachment. Opaque leaded light effect PVCu double glazed window to the front. Stone effect flooring. Panelled dado. Recessed LED lighting. Matt black heated towel rail.

SECOND FLOOR

BEDROOM FOUR

21'7" x 16'3" (6.58m x 4.95m)

Fitted wardrobes with sliding doors containing a hanging rail and matching chest of drawers. Velux cabrio roof balcony system. Recessed LED lighting. Radiator.

EN SUITE WC

5'11" x 4'4" (1.80m x 1.32m)

White vanity wash basin with antique brass mixer tap and white/chrome low-level WC. Velux window. Electric radiator.

OUTSIDE

DETACHED GARAGE

With remotely operated roller door and planned to incorporate:

UTILITY/STORAGE

12' x 9'1" (3.66m x 2.77m)

Timber door to the side. Space for an automatic washing machine, tumble dryer and fridge freezer. Fitted storage unit.

OFFICE

9'1" x 6'10" (2.77m x 2.08m)

PVCu double glazed window to the side. Electric radiator.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

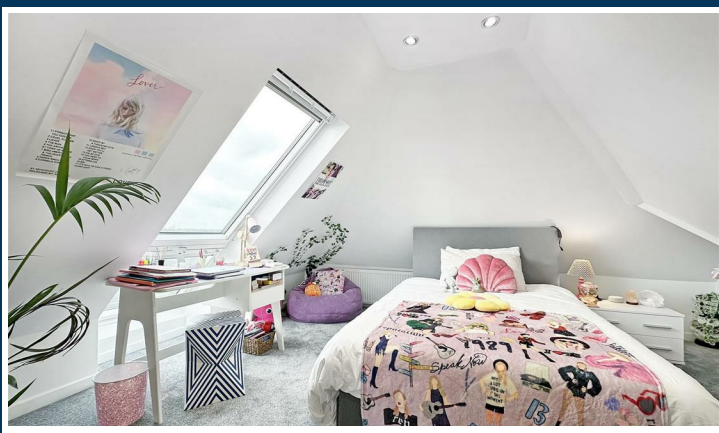
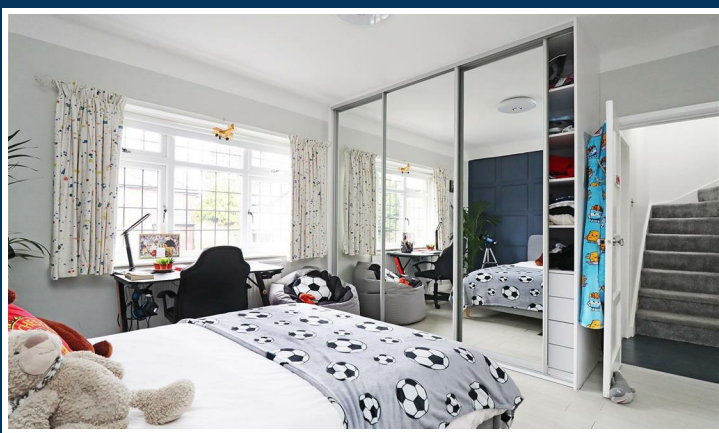
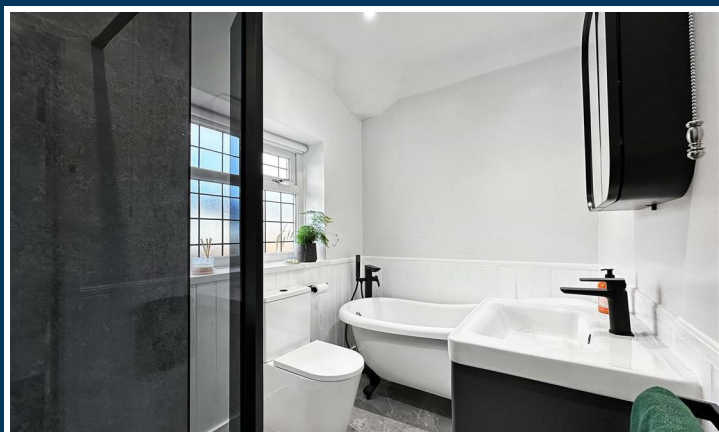
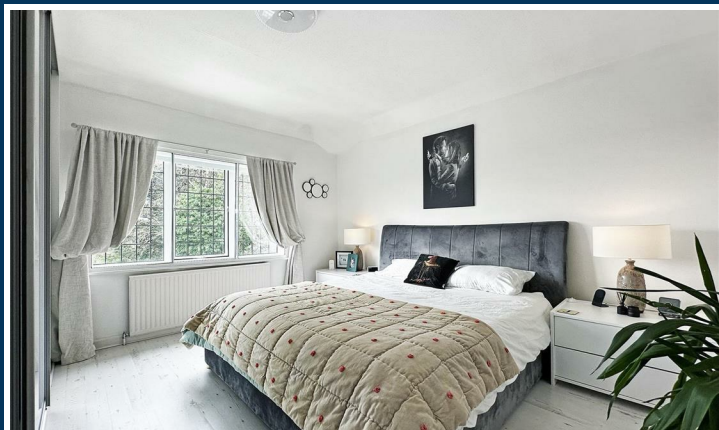
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

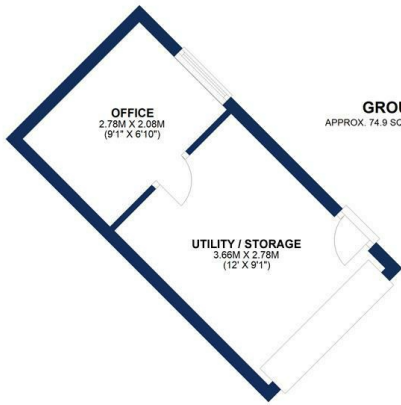
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NOTE

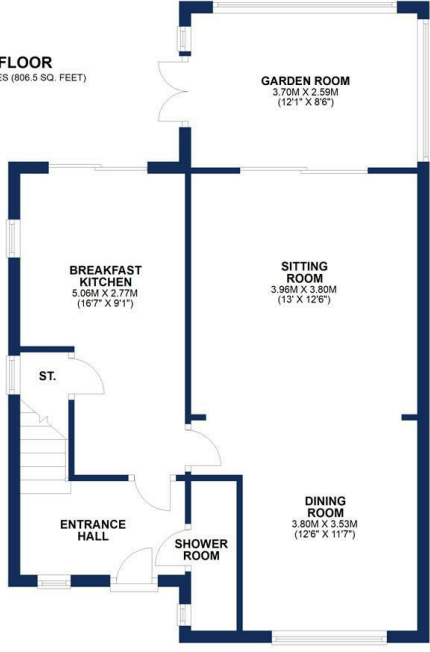
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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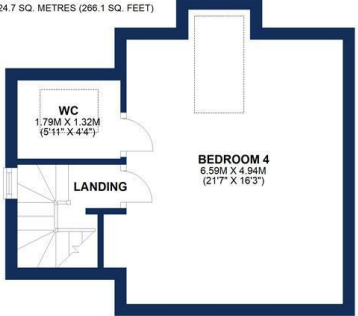
GROUND FLOOR
APPROX. 74.9 SQ. METRES (806.5 SQ. FEET)



FIRST FLOOR
APPROX. 48.5 SQ. METRES (521.9 SQ. FEET)



SECOND FLOOR
APPROX. 24.7 SQ. METRES (266.1 SQ. FEET)



TOTAL AREA: APPROX. 148.1 SQ. METRES (1594.4 SQ. FEET)
Floorplans For Illustrative Purposes Only



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