



3 CRABTREE AVENUE | HALE BARNES

OFFERS OVER £1,100,000

A stunning detached property replanned and refurbished to an exceptional standard throughout and arranged over two floors extending to approximately 2,500 sq. ft. The accommodation combines attractive architecture with well conceived planning and superb interior design to deliver a high specification family house. The accommodation briefly comprises entrance hall, sitting/cinema room, open plan living/dining kitchen, utility room, cloakroom/WC, primary bedroom with dressing room and en suite shower room/WC, double bedroom with en suite shower room/WC, two further double bedrooms and family bathroom/WC. Remotely operated gates and integral garage. South facing landscaped rear gardens.

POSTCODE: WA15 0RZ

DESCRIPTION

This attractive detached family house features elevations constructed in brick with anthracite window frames and includes a full height glazed gable entrance hall with galleried landing above. The outstanding kitchen with exquisite Corian work surfaces and a range of Miele appliances is complemented by the lavish bathrooms furnished with white ceramic sanitary ware and chrome fittings.

The naturally light ground floor is largely laid out for open plan living but split into distinctive areas. The centre piece is a stunning fitted kitchen with adjacent living area separated by a suspended room divider incorporating a dual aspect recess for flat screen televisions. Bi-folding windows open onto the stone paved rear terrace and there is also an adjoining dining area which is ideal for formal entertaining. In addition, a separate reception room provides adaptable accommodation and is currently used as a cinema room. The well appointed cloakroom/WC is positioned off the hallway as is the useful utility room which provides access to the integral garage.

At first floor level the primary suite comprises elegant double bedroom, dressing room with fitted furniture and luxurious shower room/WC. There is an additional double bedroom with fitted wardrobes and sumptuous shower room/WC plus two further double bedrooms and exquisite family bathroom/WC.

Double glazing has been installed together with gas fired central heating, a pressurised hot water system and underfloor heating.

The landscaped gardens are certainly a feature with full width stone paved terrace and expanse of lawn surrounded by a variety of mature trees and shrubs. Importantly with a high degree of privacy and a southerly aspect to enjoy the sunshine throughout the day.

Set back beyond the grass verge and tree lined carriageway with remotely operated sliding gates, the driveway provides off road parking for several cars and is well screened from the road.

With its convenient location and revitalised village centre, Hale Barns remains hugely desirable and popular as a residential location. Only 12 miles from Manchester's vibrant city centre and minutes from the M56, Hale Barns could not be better placed. The location offers easy access to Manchester International Airport as well as Hale train station and the Metrolink station in Altrincham.

ACCOMMODATION

GROUND FLOOR: ENTRANCE HALL

31'3" x 8'4" (9.53m x 2.54m)

Composite front door set within a matching full height double glazed gable. Glass balustrade staircase with brushed chrome handrail. Large format tiled floor. Recessed LED lighting. Video entry system. Four contemporary radiators.

SITTING ROOM/CINEMA ROOM

Provision for a wall mounted flat screen television. Double glazed window to the front. Concealed LED accent up-lighting. Recessed LED lighting. Contemporary radiator.

LIVING/BREAKFAST KITCHEN

30'8" x 15'3" (9.35m x 4.65m)

Tiled underfloor heating. Double glazed bi-folding windows with remotely operated blinds to the rear. Planned to incorporate:

LIVING AREA

Accessed through double opening doors from the entrance hall. Provision for a wall mounted flat screen television. Two velux windows. Recessed LED lighting. Two contemporary radiators.

KITCHEN

Fitted with high gloss white wall and base units beneath Corian work surfaces incorporating a sink with mixer tap and glass splash-back. Matching centre island with integrated induction hob and concealed downdraft cooker hood plus breakfast bar. Integrated electric fan oven/grill, combination microwave/oven/grill, larder fridge and larder freezer. Provision for a wall mounted flat screen television. Two velux windows. Contemporary radiator.

DINING AREA

13' x 11'9" (3.96m x 3.58m)

With additional access from the entrance hall. Recessed LED lighting. Contemporary radiator.

UTILITY ROOM

High gloss white wall and base units beneath heat resistant work surfaces and inset stainless steel sink with mixer tap. Recess for an automatic washing machine and tumble dryer. wall mounted gas central heating boiler and pressurised hot water cylinder. Tiled floor. Recessed LED lighting.

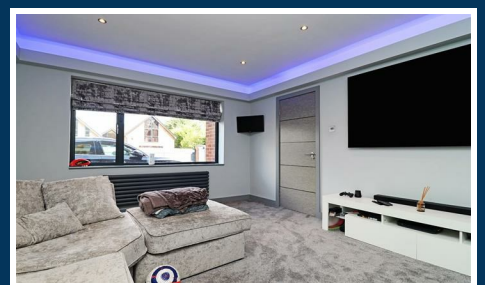
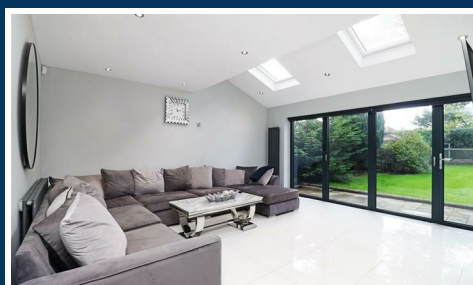
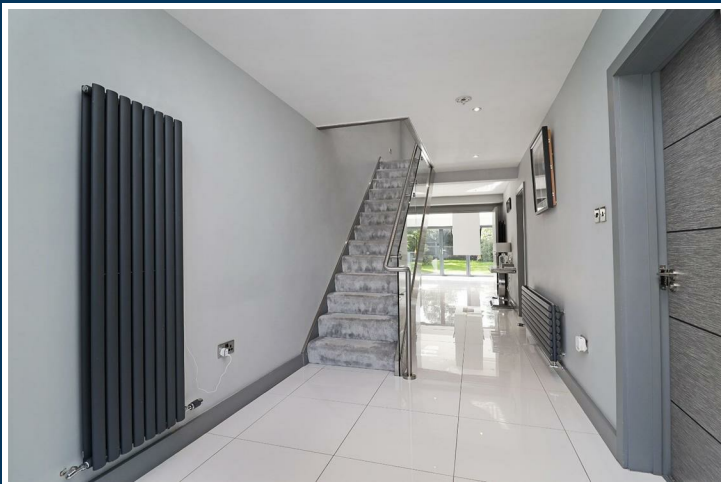
CLOAKROOM/WC

10'5" x 9'2" (3.18m x 2.79m)

White/chrome cantilevered WC with concealed cistern and wall mounted vanity wash basin with mixer tap. Tiled walls and floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

FIRST FLOOR: LANDING

Galleried with glass balustrade and brushed chrome handrail. Access to the boarded loft space. Recessed LED lighting. Two contemporary radiators.



BEDROOM ONE

14'1" x 11'11" (4.29m x 3.63m)

Provision for a wall mounted flat screen television. Double glazed window to the front. Recessed LED lighting. Two wall light points. Contemporary radiator.

DRESSING ROOM

Five door range of fitted wardrobes containing hanging rails and shelving. Matching pedestal dressing table. Recessed LED lighting.

EN SUITE SHOWER ROOM/WC

9'1" x 5' (2.77m x 1.52m)

White/chrome wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Wide walk-in shower with thermostatic rain shower plus hand-held attachment beyond a glass screen. Opaque double glazed window to the side. Tiled walls and floor. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

15'10" x 9'9" (4.83m x 2.97m)

Fitted wardrobe with sliding doors containing hanging rails and shelving. Provision for a wall mounted flat screen television. Double glazed window to the front. Recessed LED lighting. Contemporary radiator.

EN SUITE SHOWER ROOM/WC

9'10" x 7'3" (3.00m x 2.21m)

White/chrome wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Full width walk-in shower with thermostatic rain shower plus hand-held attachment beyond a glass screen. Opaque double glazed window to the side. Tiled walls and floor. Recessed LED lighting. Shaver point. Extractor fan. Contemporary radiator.

BEDROOM THREE

11'11" x 11' (3.63m x 3.35m)

Fitted wardrobe with sliding doors containing shelving and drawers. Double glazed window to the rear. Recessed LED lighting. Contemporary radiator.

BEDROOM FOUR

11' x 9'10" (3.35m x 3.00m)

Provision for a wall mounted flat screen television. Double glazed window to the rear. Recessed LED lighting. Contemporary radiator.

FAMILY BATHROOM/WC

7'9" x 6'4" (2.36m x 1.93m)

Fully tiled and fitted with a white/chrome suite comprising whirlpool bath with mixer/shower tap, wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Opaque double glazed window to the rear. Recessed LED lighting. Extractor fan. Chrome heated towel rail. Contemporary radiator.

OUTSIDE

INTEGRAL GARAGE

17'4" x 9'8" (5.28m x 2.95m)

Currently used as a gym. Remotely operated up and over door. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

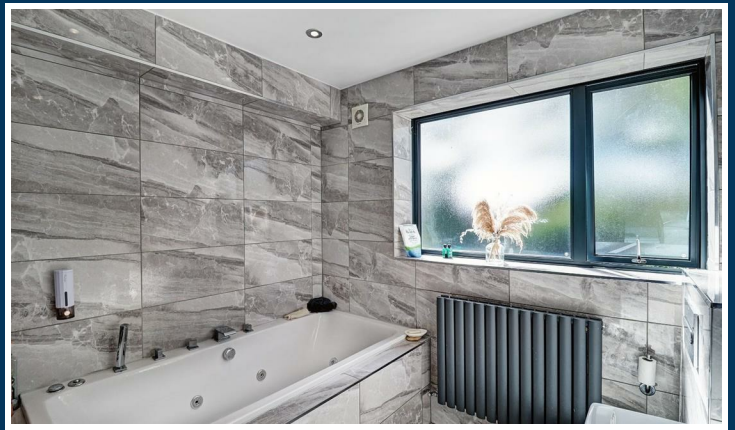
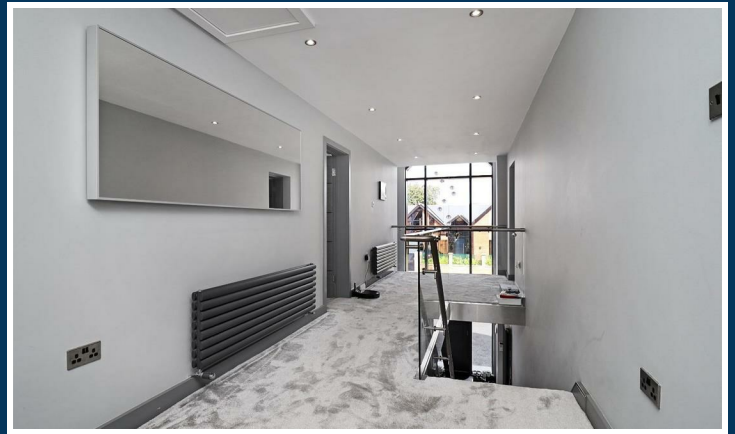
We are informed the property is held on a Leasehold basis from 23rd October 1963 for the residue of 999 years and subject to a Ground Rent of £16 per annum. This should be verified by your Solicitor.

COUNCIL TAX

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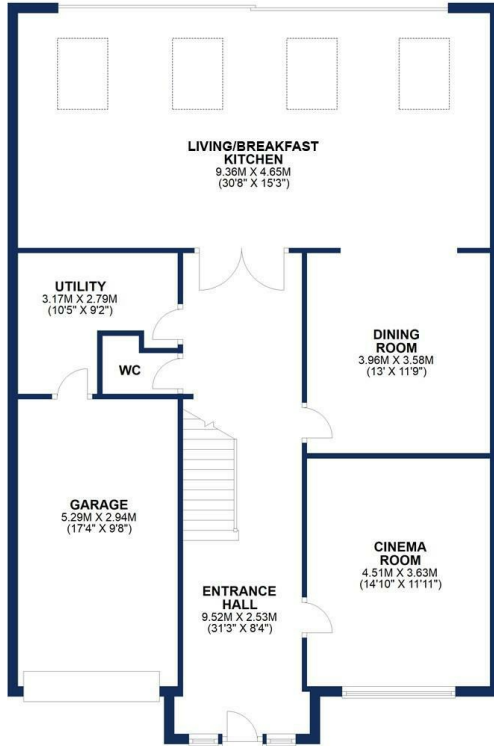
NOTE

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



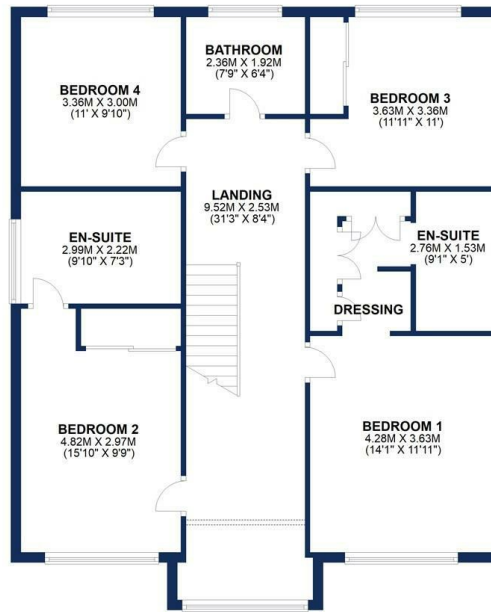
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GROUND FLOOR
APPROX. 127.2 SQ. METRES (1369.2 SQ. FEET)



TOTAL AREA: APPROX. 228.9 SQ. METRES (2463.5 SQ. FEET)
Floorplans For Illustrative Purposes Only

FIRST FLOOR
APPROX. 101.7 SQ. METRES (1094.3 SQ. FEET)



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