



411 HALE ROAD | HALE BARNES

£1,850,000

An individually designed detached family house. Entrance hall, cloakroom/WC, 2 reception rooms, garden room/conservatory, dining kitchen, laundry room, 2 bedrooms en-suite, 3 further double bedrooms, bathroom/WC. Double garage. Mature gardens.

POSTCODE: WA15 8XU

DESCRIPTION

Positioned within the higher part of Hale Barns, this superb individually designed detached family house occupies an enviable location about ½ a mile from the village and also well placed for access to the surrounding network of motorways and Manchester International Airport. Also within the locality are highly regarded primary and secondary schools.

Designed in a traditional style, this fine home must be viewed to appreciate the extent of the living space and quality of fittings. Unusually in a contemporary property, considerable character has been created with tall ceilings, moulded cornices, natural wood panelled doors, deep skirtings and architraves, and leaded light effect double glazing, together with a superb galleried landing above which is a cathedral style ceiling with inset roof lights.

Living space is generous and the kitchen beautifully fitted with a complete range of Edwardian style units beneath polished granite work surfaces incorporating a range of integrated appliances. Equally the bathrooms are luxurious, the family bathroom being outstanding, panelled in oak with large mirrors, concealed lighting, superb fittings and a steam room/shower.

The gardens are also a feature laid mainly to lawn screened by a variety of shrubs, bushes and trees, and with a paved patio and summer-house toward the rear.

It is difficult to imagine a more complete contemporary family home in such a desirable location. An appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

25'0" x 10'6" (7.62 x 3.20)

CLOAKROOM

Half tiled walls and white/chrome low level WC and pedestal wash basin. Extractor. Radiator.

DRAWING ROOM

25'0" x 18'0" (7.62 x 5.49)

Approached from the hall through double opening hardwood doors and featuring an inglenook with a carved marble period style fireplace and polished steel insert/living flame gas/coal fire flanked by leaded light gable windows. To the rear, double opening French windows lead on to the patio and gardens. Deep coved cornice. Recessed low voltage lighting. Four wall light points. Three radiators.

FAMILY ROOM

23'6" x 11'6" (7.16 x 3.51)

Coved cornice. Radiator. Wide opening to:

GARDEN ROOM

12'9" x 12'3" (3.89 x 3.73)

A charming room with a double glazed atrium roof, tall leaded light effect windows and French windows opening on to the patio. Natural oak flooring. Recessed low voltage lighting. Two radiators.

DINING KITCHEN

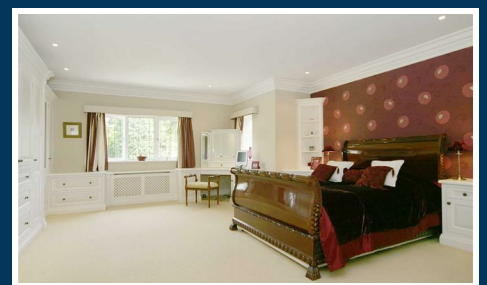
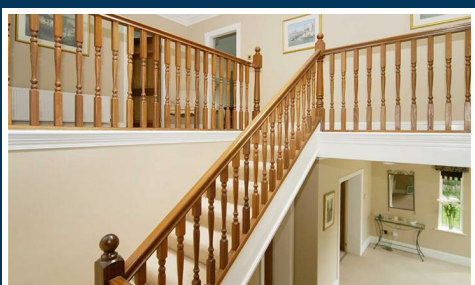
23'0" x 12'3" (7.01 x 3.73)

Beautifully fitted with a complete range of Edwardian style units with cream coloured panelled doors beneath contrasting polished granite work surfaces incorporating a deep porcelain sink with pillar tap and cupboards beneath. Matching base units and wall cupboards, glass fronted display cabinets and shelves, together with larder units and a tiled recess housing the Leisure Range with double oven/grill and extractor above. Oak flooring. Recessed low voltage and pelmet lighting.

A pensular unit with a hardwood surface forms a divide to the:

DINING AREA

Again with oak flooring and access to:



LAUNDRY ROOM

10'6" x 7'9" (3.20 x 2.36)

Inset single drainer sink to heat resistant work surface with cupboards beneath and recess for automatic washer, drier, etc. Matching base units and wall cupboards. Tiled floor. Access to garage.

FIRST FLOOR

SUPERB GALLERIED LANDING

With a cathedral style ceiling above and turned mahogany balustrade. Coved cornice. Recessed low voltage lighting.

MASTER SUITE: BEDROOM 1

22'0" x 18'0" (6.71 x 5.49)

Beautifully fitted with a complete range of furniture including a full wall length range of fitted wardrobes, corner dressing table, chest of drawers and bedside cabinets with display alcoves above. Cornice. Recessed low voltage lighting. Two radiators.

EN SUITE

10'6" x 10'0" (3.20 x 3.05)

Fully tiled walls and white/chrome suite including a panelled bath, pedestal wash basin, low level WC and separate tiled cubicle with a thermostatic shower. Tiled floor. Cornice. Radiator.

GUEST SUITE: BEDROOM 2

18'0" x 13'6" (5.49 x 4.11)

Radiator.

EN SUITE

Fully tiled walls, white/chrome suite including a pedestal wash basin, low level WC and corner shower cubicle. Radiator.

BEDROOM 3

15'6" x 12'3" (4.72 x 3.73)

Cornice. Views over the gardens to the rear. Radiator.

BEDROOM 4

14'0" x 12'0" (4.27 x 3.66)

Laminate flooring. Built-in wardrobe. Radiator.

BEDROOM 5

17'9" x 12'3" (5.41 x 3.73)

Built-in wardrobe. Radiator.

FAMILY BATHROOM

Magnificent cabinet-made range of furniture in natural oak complementing the white suite which features an oval-shaped Whirlpool bath, wide shower cubicle/steam room, low level WC and, to one wall, fitted units surrounding the oval-shaped wash basin in a marble surround and with mirrors and lighting above and cosmetic cupboard beneath. Cornice. Heated towel rail.

OUTSIDE

GARAGE

25'0" x 18'0" (7.62 x 5.49)

Two electrically operated up and over remote control doors. Wall-mounted gas central heating boiler and pressurised hot water cylinder.

Additional parking for three cars within the driveway.

To the rear of the garden is a substantial summer-house positioned to enjoy sunshine almost throughout the day.

SERVICES

Mains, gas, water and electricity are connected. Drainage is to a septic tank.

POSSESSION

Vacant possession on completion.

TENURE

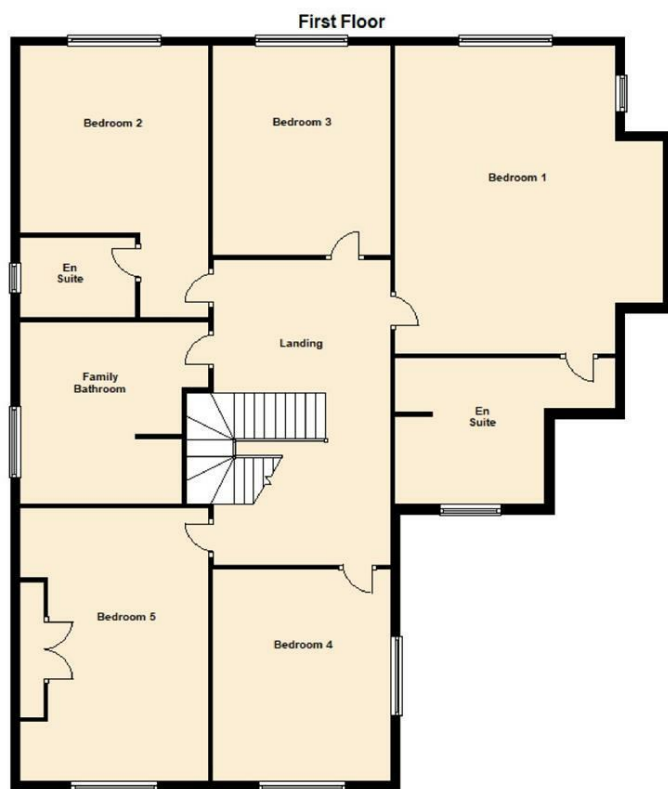
We understand the property to be freehold. This should be verified by your Solicitor.

NOTE

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



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



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