



1 WILTON DRIVE | HALE BARNES

OFFERS OVER £549,950

NO ONWARD CHAIN

An extended and replanned double fronted detached bungalow with landscaped grounds and positioned in a highly sought after cul de sac location. The superbly proportioned accommodation briefly comprises recessed porch, entrance hall, sitting room with feature fireplace, living/dining kitchen with integrated appliances and French windows opening onto the rear terrace, two double bedrooms and shower room/WC. Gas fired central heating and PVCu double glazing. Attached garage and off road parking. Full width paved seating area and gardens laid to lawn. Approximately 300 yards from the village centre.

POSTCODE: WA15 0JF

DESCRIPTION

This double fronted detached bungalow is positioned on a quiet cul de sac and stands well set back beyond the tree lined carriageway. Surrounding properties are mainly of individual design set within mature grounds, all of which combines to create a delightful setting. The location is well placed for access to the motorway network and Manchester International Airport and local shops are available in the revitalised village centre that includes a supermarket and Costa Coffee.

Importantly, the property benefits from a substantial extension at the rear forming desirable open plan living space and this carefully designed addition also provides access the landscaped grounds.

The accommodation is approached beyond a recessed porch with composite front door and spacious entrance hall, which in turn leads onto a naturally light sitting room with the focal point of a stone fireplace surround and polished granite hearth set within an attractive inglenook. The dining kitchen is fitted with integrated appliances and provides ample space for a dining suite. The adjacent living area features a partially vaulted ceiling and French windows open onto the full width paved terrace which is ideal for entertain during the summer months.

Furthermore, there are two excellent double bedrooms and bathroom/WC with white suite and chrome fittings.

Externally off road parking is provided within the paved driveway and there is gated access to the rear. The gardens are laid mainly to lawn with well stocked flower beds and mature hedge perimeter. Additionally, there is an attached garage with much further potential should additional living space be required.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Woodgrain effect composite front door with opaque double glazed insert. Tiled floor

ENTRANCE HALL

Cloaks cupboard with hanging rail. Access to the partially boarded loft space via a folding ladder. Laminate wood flooring. Coved cornice. Radiator.

SITTING ROOM

14'10" x 13'6" (4.52m x 4.11m)

Inglenook with stone fireplace surround and living flame/coal effect gas fire set upon a polished granite hearth flanked by opaque PVCu double glazed windows to both sides. Built-in cupboard with shelving. PVCu double glazed bay window to the front. Coved cornice. Radiator.

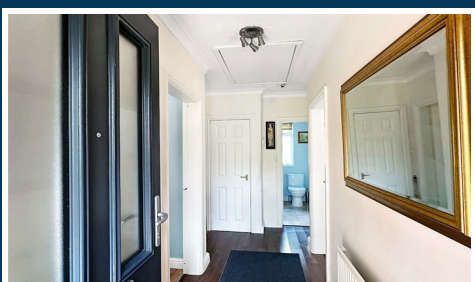
LIVING/DINING KITCHEN

23' x 12'11" (7.01m x 3.94m)

Planned to incorporate:

DINING KITCHEN

Fitted with white wall and base units beneath granite effect heat resistant work surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include a double electric oven/grill, four ring gas hob with extractor/light above and fridge. Recess for dishwasher. Ample space for a dining suite. PVCu double glazed window to the side. Tiled floor. Recessed LED lighting. Radiator.



LIVING AREA

Partially vaulted ceiling with three velux windows. PVCu double glazed French windows set within matching side-screens to the rear. Two PVCu double glazed windows to the side. Access to garage. Tiled floor. Recessed LED lighting. Radiator.

BEDROOM ONE

11'9" x 11' (3.58m x 3.35m)

PVCu double glazed bay window to the front. Laminate wood flooring. Radiator.

BEDROOM TWO

11'7" x 9'9" (3.53m x 2.97m)

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

SHOWER ROOM/WC

6'11" x 6'7" (2.11m x 2.01m)

White/chrome vanity wash basin with mixer tap and low-level WC. Corner tiled enclosure with thermostatic shower. Airing cupboard with shelving and housing the wall mounted gas central heating boiler. Mirror fronted cabinet. Opaque PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting. Chrome heated towel rail.

OUTSIDE

GARAGE/STORAGE

19'9" x 12'8" (6.02m x 3.86m)

Two timber doors to the front and timber door providing access to the gardens. Timber framed window to the rear. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

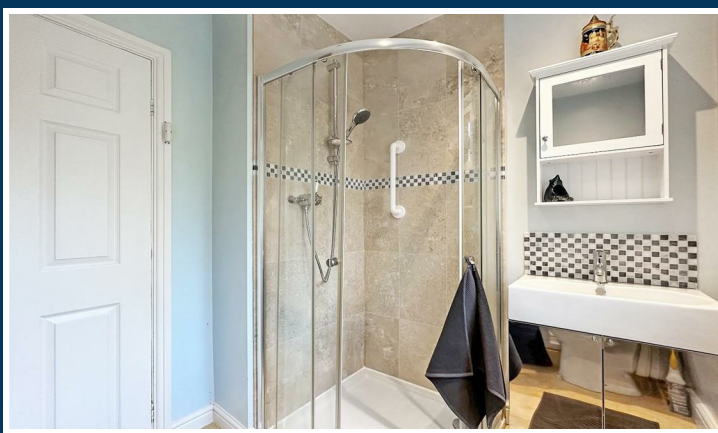
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

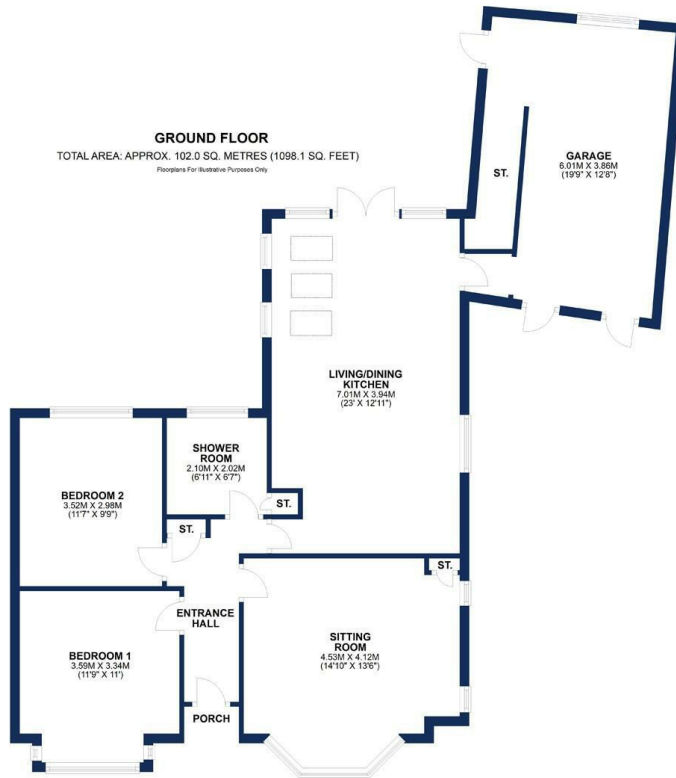
Band E

NOTE

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



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