



20 PROSPECT DRIVE | HALE BARNES OFFERS IN THE REGION OF £630,000

NO ONWARD CHAIN

A deceptively spacious and well presented traditional bay fronted semi detached family house positioned on a quiet cul de sac approximately ¼ mile distance from the village centre. The superbly proportioned accommodation briefly comprises wide entrance hall, sitting room with bay window, living room over 23' in length with access to the gardens, spacious open plan living/dining kitchen, cloakroom/WC, primary bedroom with en suite bathroom, three further bedrooms and family bathroom/WC. Gas fired central heating and double glazing. Driveway providing off road parking. Westerly facing full width paved terrace and lawned rear gardens.

POSTCODE: WA15 8TQ

DESCRIPTION

Prospect Drive is a quiet cul de sac in an ideal location being a little over a ¼ mile from the revitalised village centre which includes a supermarket and Costa Coffee. The property is also well positioned for access to the motorway network and within the catchment area of highly regarded primary and secondary schools.

This traditional bay fronted semi detached family house has been re-planned and greatly improved by a substantial single storey extension at the side and full width two storey extension at the rear.

The well presented and tastefully decorated accommodation includes a spacious living room over 23' in length with double opening doors leading onto the paved rear terrace. In addition, the generously proportioned open plan living/dining kitchen is fitted with a comprehensive range of Shaker style units complemented by contrasting polished granite work surfaces and integrated appliances and has been carefully designed to create superb family living space. Furthermore, there is an additional separate reception room currently used as a sitting room which provides flexible accommodation for an incoming purchaser. Completing the ground floor is a cloakroom/WC.

At first floor level the primary bedroom benefits from a range of fitted wardrobes and generous en suite bathroom complete with freestanding bath and separate shower enclosure. Two further double bedrooms and single bedroom are served by the modern family bathroom/WC.

Gas fired central heating has been installed together with timber framed and PVCu double glazing.

Externally there is off road parking to the front whilst the rear gardens are laid mainly to lawn with full width paved terrace which is ideal for entraining during the summer months and importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Opaque double glazed/panelled woodgrain effect composite front door set within an opaque PVCu double glazed surround. Turn spindle balustrade staircase to the first floor. Fitted cloaks cupboard. Opaque timber framed double glazed window to the side. Recessed low-voltage lighting. Radiator.

SITTING ROOM

12'7" x 12'4" (3.84m x 3.76m)

Fitted storage units with shelving above flanking both sides of the chimney breast. PVCu double glazed bay window to the front. Coved cornice. Radiator.

LIVING ROOM

23'7" x 11'6" (7.19m x 3.51m)

Natural wood fireplace surround. Double opening PVCu panelled/double glazed doors set within matching side-screens to the rear. Wood flooring. Three wall light points. Coved cornice. Dado rail. Period style radiator.

LIVING/DINING KITCHEN

19'8" x 18'10" (5.99m x 5.74m)

Fitted with Shaker style wall and base units beneath polished granite work surfaces/up-stands and semi recessed ceramic Belfast sink with professional style mixer tap. Integrated appliances include a double electric oven/grill, four ring gas hob with canopy extractor/light above. Recess for a dishwasher and automatic washing machine. Space for an American style fridge freezer. Concealed wall mounted gas central heating boiler. Space for a dining suite and additional seating. Opaque double glazed/panelled stable door to the front. PVCu double glazed/panelled door set within matching side-screens to the rear. Timber framed double glaze window to the rear. Velux window. Wood flooring. Recessed LED lighting. Period style vertical radiator. Radiator.



CLOAKROOM/WC

White/chrome pedestal wash basin and low-level WC. Opaque timber framed window to the side. Tiled floor. Wall light point. Extractor fan.

FIRST FLOOR

LANDING

Opaque timber framed double glazed window at half landing level. Turned spindle balustrade. Loft access hatch. Recessed low-voltage lighting.

BEDROOM ONE

16'7" x 11'6" (5.05m x 3.51m)

Fitted with a six door range of wardrobes containing hanging rails, shelving and drawers. Timber framed double glazed window to the rear. Two wall light points. Period style radiator.

EN SUITE BATHROOM

11'3" x 5'11" (3.43m x 1.80m)

White/chrome freestanding roll-top bath with mixer/shower tap and pedestal wash basin. Wide tiled enclosure with thermostatic rain shower plus handheld attachment. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

14'4" x 11'6" (4.37m x 3.51m)

Fitted with a three door range of wardrobes containing hanging rails and shelving. Fitted desk/dressing table and book shelves. PVCu double glazed bay window to the front. Recessed low-voltage lighting. Radiator.

BEDROOM THREE

10'11" x 9'8" (3.33m x 2.95m)

Timber framed double glazed window to the rear. Recessed low-voltage lighting. Radiator.

BEDROOM FOUR

8'2" x 7'5" (2.49m x 2.26m)

Timber framed double glazed window to the front. Dado rail. Radiator.

FAMILY BATHROOM/WC

9'4" x 4'5" (2.84m x 1.35m)

Fitted with a white/chrome suite comprising P-shaped bath with mixer tap plus thermostatic rain shower, handheld attachment and screen above, vanity wash basin with mixer tap and low-level WC. Opaque timber framed window to the side. Tiled floor. Recessed low-voltage lighting. Shaver point. Extractor fan. Chrome heated towel rail.

OUTSIDE

Driveway providing off road parking and westerly facing landscaped rear gardens.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

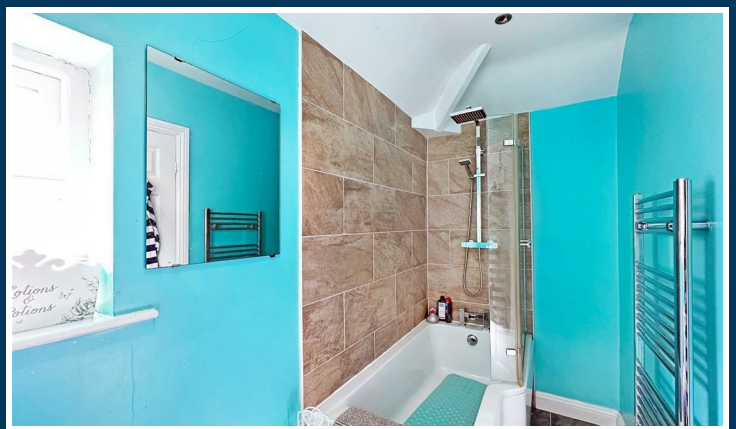
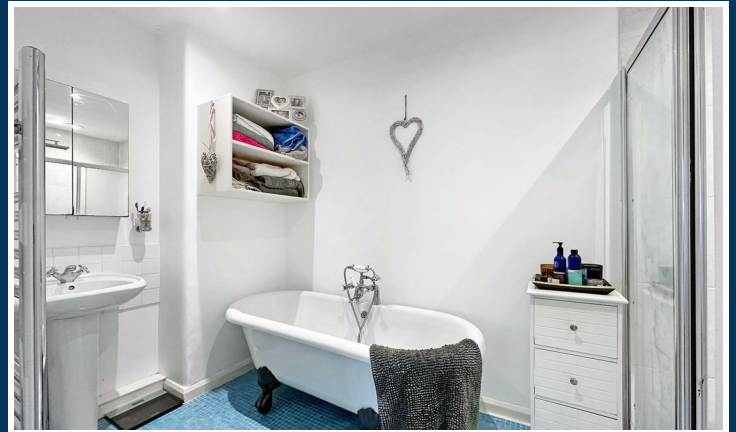
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £6.00 per annum. This should be verified by your Solicitor.

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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GROUND FLOOR
APPROX. 81.0 SQ. METRES (872.3 SQ. FEET)



FIRST FLOOR
APPROX. 64.9 SQ. METRES (699.1 SQ. FEET)



TOTAL AREA: APPROX. 146.0 SQ. METRES (1571.3 SQ. FEET)
Floorplans For Illustrative Purposes Only



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