



### 3 CARLTON COURT | HALE

OFFERS OVER £1,050,000

\*\*\*NO ONWARD CHAIN\*\*\*

A modern detached family house positioned at the head of a quiet cul de sac with south westerly facing landscaped rear gardens. The superbly proportioned accommodation briefly comprises enclosed porch, spacious living room, dining/sitting room with French windows to the paved terrace, fitted breakfast kitchen, utility room, primary bedroom with fitted furniture and en suite bathroom/WC, three further double bedrooms, shower room and WC. Gas fired central heating, pressurised hot water system and PVCu double glazing. Driveway providing ample off road parking and integral double garage. Ideal location approximately half a mile distance from the village of Hale Barns.



POSTCODE: WA15 8RP

## DESCRIPTION

This modern detached house occupies an enviable position at the head of a quiet cul de sac and the location is ideal being approximately half a mile from the revitalised centre of Hale Barns. The village of Hale is less than one mile distance with its range of fashionable restaurants, individual shops and railway station providing a commuter service into Manchester. The property also lies within the catchment area of highly regarded primary and secondary schools.

Standing in a superb corner plot this superb family house features landscaped grounds incorporating a stone paved rear terrace and lawn screened by mature borders all of which combines to create an attractive setting with a high degree of privacy. Importantly with a south westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

Upon entering the feeling of space is apparent and the entrance hall leads onto a naturally light dual aspect living room with inglenook. There is a generously proportioned living/sitting room with French windows opening onto the rear gardens and adjacent fitted kitchen with integrated appliances. In addition there is a useful utility room and a modern cloakroom/WC completes the ground floor accommodation.

At first floor level the excellent primary suite benefits from far reaching tree lined views towards the Pennine hills and comprises double bedroom with beautiful fitted furniture plus luxurious bathroom/WC. Three further double bedrooms are served by the fully tiled contemporary shower room and adjoining WC.

Gas fired central heating and a pressurised hot water system have been installed together with PVCu double glazing throughout.

Externally the wide driveway offers parking for several vehicles.

## ACCOMMODATION: GROUND FLOOR

### ENCLOSED PORCH

Woodgrain effect composite front door set within a matching opaque double glazed surround. Vaulted ceiling with PVCu double glazed gable window. Tiled floor. Recessed LED lighting. Radiator.

### ENTRANCE HALL

Cloaks cupboard with space for hanging coats and jackets. Spindle balustrade staircase to the first floor. Laminate wood flooring. Recessed LED lighting. Coved cornice. Radiator.

### CLOAKROOM/WC

White/chrome pedestal wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the front. Tiled walls and floor. Recessed LED lighting. Chrome heated towel rail.

### LIVING ROOM

Inglenook with PVCu double glazed windows to the front and rear and provision for a wall mounted flatscreen television. PVCu double glazed window to the front. Recessed LED lighting. Two wall light points. Radiator.

### DINING/SITTING ROOM

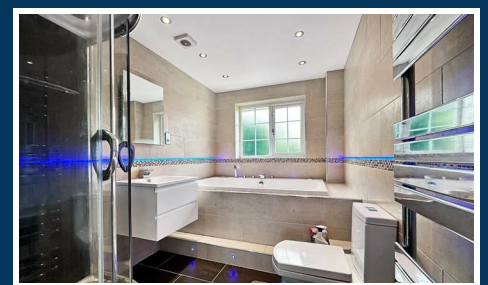
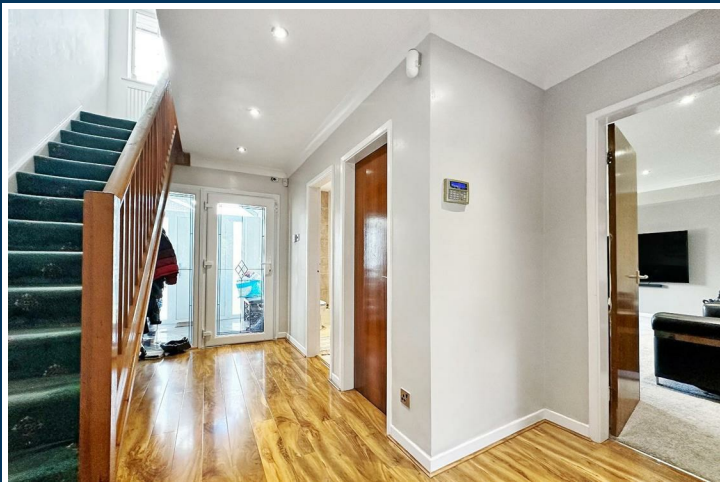
PVCu double glazed French windows to the rear. PVCu double glazed windows to the side and rear. Recessed LED lighting. Coved cornice. Two radiators.

### BREAKFAST KITCHEN

Fitted with matching light wood wall and base units beneath tiled work surfaces and inset 1 1/2 bowl composite drainer sink with mixer tap and tiled splash-back. Fitted corner seating with space for a breakfast table. Integrated double electric oven/grill and four ring gas hob with extractor and light above. Recess for a dishwasher. PVCu double glazed window to the rear. Laminate wood flooring. Recessed LED lighting. Radiator.

### UTILITY ROOM

White base units beneath heat resistant work surfaces and inset stainless steel sink with mixer tap and tiled splash-back. Recess for an automatic washing machine and tumble dryer. PVCu panelled/double glazed door to the side. PVCu double glazed window to the rear. Tiled floor.





## FIRST FLOOR: LANDING

PVCu double glazed window to the front. Airing cupboard with shelving and housing the pressurised hot water cylinder. Spindle balustrade. Recessed LED lighting. Coved cornice. Radiator.

## BEDROOM ONE

Fitted furniture including an eight door range of wardrobes containing hanging rails, shelving and drawers, twin pedestal dressing table with matching illuminated mirror above and matching bedside tables. Plinth lighting. PVCu double glazed window to the front. Recessed LED lighting. Radiator.

## EN SUITE BATHROOM/WC

Fully tiled and fitted with a white/chrome suite comprising whirlpool bath with mixer and shower tap, wall mounted vanity wash basin with mixer tap and low-level WC. Corner shower cabin with thermostatic rain shower, hand-held attachment and body jets. Opaque PVCu double glazed window to the rear. Recessed LED lighting. Shaver point. Extractor fan. Electric underfloor heating. Chrome heated towel rail.

## BEDROOM TWO

Built-in wardrobes containing hanging rails and shelving. PVCu double glazed window to the front. Recessed LED lighting. Radiator.

## BEDROOM THREE

Built-in wardrobes containing hanging rails and shelving. PVCu double glazed window to the rear. Recessed LED lighting. Radiator.

## BEDROOM FOUR

PVCu double glazed window to the rear. Recessed LED lighting. Radiator.

## FAMILY SHOWER ROOM

Fully tiled and fitted with a white/chrome pedestal wash basin with mixer tap and low-level WC. Walk-in shower beyond a tinted glass screen with thermostatic rain shower plus hand-held attachment. Opaque PVCu double glazed window to the rear. Recessed LED lighting. Shaver point. Extractor fan. Heated towel rail.

## WC

White/chrome wall mounted wash basin with mixer tap and low-level WC. Tiled walls and floor. Opaque PVCu double glazed window to the rear.

## OUTSIDE

### INTEGRAL DOUBLE GARAGE

Remotely operated up and over door. Wall mounted gas central heating boiler. Opaque PVCu double glazed windows to the side. Light and power supplies.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### TENURE

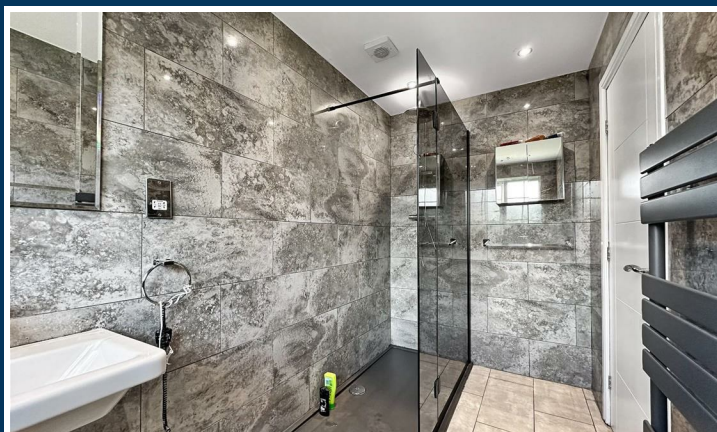
We are informed the property is Freehold and subject to a Chief Rent of £100.00 per annum. This should be verified by your Solicitor.

### COUNCIL TAX

Band G

### NOTE

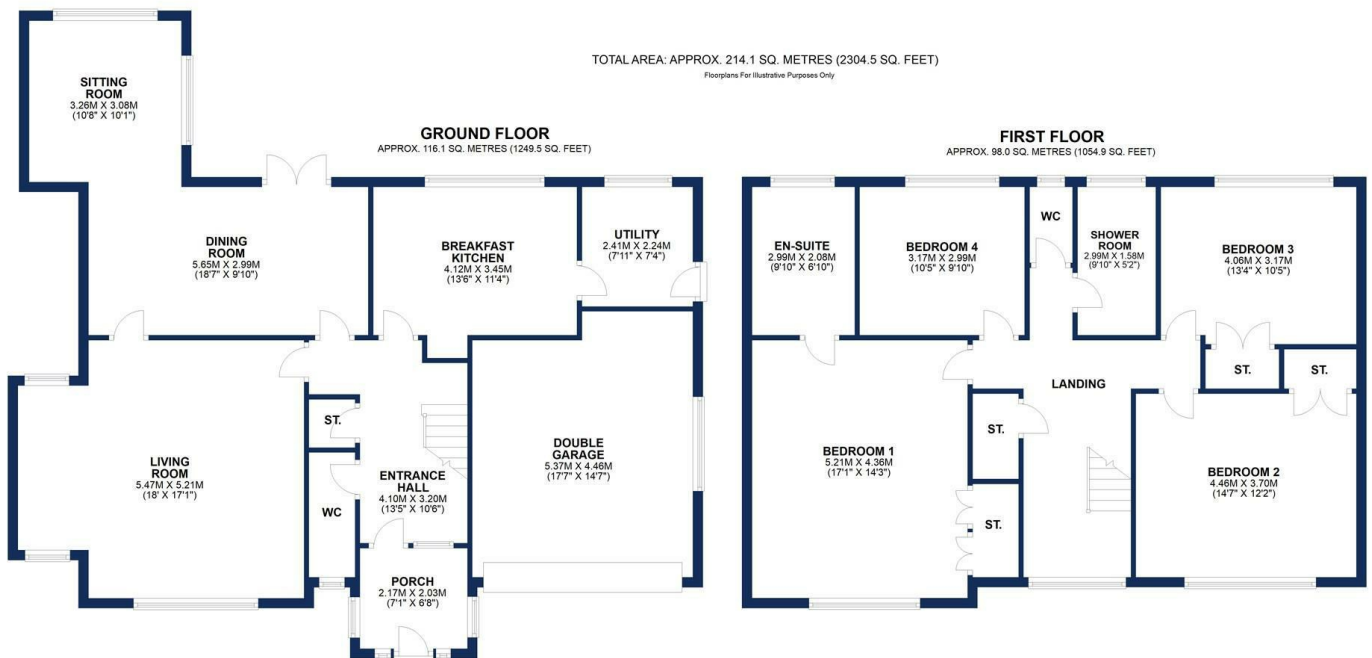
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 214.1 SQ. METRES (2304.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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