



28 BURNSIDE | HALE BARNES

OFFERS OVER £1,000,000

A fine individually designed detached family house positioned within a quiet cul de sac with southerly facing landscaped rear gardens. The superbly presented accommodation briefly comprises covered porch, entrance hall, cloakroom/WC, sitting room with feature fireplace, open plan living/dining kitchen with integrated appliances, substantial conservatory, utility room, office with bespoke furniture, primary bedroom with en suite bathroom/WC, three further bedrooms with fitted wardrobes and family bathroom/WC. Gas fired central heating and acoustic double glazing. Integral double garage and off road parking.

POSTCODE: WA15 0SG

DESCRIPTION

This fine individually designed detached family house occupies an enviable location positioned toward the head of this sought after cul de sac development. Arranged around a central green with a variety of mature trees working in combination to create a delightful setting, the property is attractive in appearance and was constructed by the highly regarded company, Burnham Building. Importantly the rear aspect is in a southerly direction to enjoy the sunshine throughout the day with the added advantage of carefully planted borders to establish a high degree of privacy.

The superbly presented interior has been carefully planned for both family living and formal entertaining with rooms of generous size incorporating quality fittings. Upon entering the property the feeling of space is apparent and the entrance hall leads onto an elegant sitting room with the focal point of a coal effect fire set upon a marble hearth and sliding windows open onto the paved rear terrace which is ideal for entertaining during the summer months. The dining kitchen is fitted with Shaker style units complemented by polished granite work surfaces and integrated appliances and the adjacent well proportioned living room overlooks the grounds through an oriel bay window. The substantial conservatory is accessed from the open plan living space and approaches the stone paved seating area beyond double opening French windows. The study is fitted with a comprehensive range of bespoke furniture and may prove invaluable for those who choose to work from home. Furthermore, there is a useful utility room and a cloakroom/WC completes the ground floor.

At first floor level the spacious primary bedroom benefits from a large en suite bathroom/WC complete with Jacuzzi bath and separate shower enclosure. There are three further excellent bedrooms all with fitted furniture served by the family bathroom/WC.

Gas fired central heating has been installed together with acoustic double glazing.

Externally the wide block paved driveway provides ample off road parking and the integral double garage has the added advantage of a remotely operated door. In addition there is gated access to both sides, an EV charging point and the landscaped rear gardens are laid mainly to lawn

Hale Barns is well placed for access to the surround network of motorways and Manchester International Airport. The redeveloped Square within the village centre benefits from an Asda supermarket and Costa Coffee outlet. The property is also within the catchment area of highly regarded primary and secondary schools.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Stained glass/panelled hardwood front door set within matching side-screens.

ENTRANCE HALL

12'6" x 10'5" (3.81m x 3.18m)

Turned spindle balustrade staircase to the first floor. Hardwood flooring. Coved cornice. Radiator.

CLOAKROOM/WC

Pedestal wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the side. Tiled walls. Hardwood flooring. Radiator.

SITTING ROOM

18'1" x 11'10" (5.51m x 3.61m)

Recessed coal effect/living flame gas fire framed in brass with marble insert and hearth. PVCu double glazed sliding windows to the rear. Recessed LED lighting. Coved cornice. Radiator.

LIVING/DINING KITCHEN

25'3" x 21'11" (7.70m x 6.68m)

With underfloor heating and planned to incorporate:

DINING KITCHEN

Fitted with Shaker style wall and base units beneath polished granite work surfaces/up-stands and undermount 1 1/2 bowl stainless steel sink with mixer tap and waste disposal unit. Smeg range cooker with matching stainless steel chimney cooker hood above, Siemens microwave oven, fridge/freezer, Siemens dishwasher and wine/drinks cooler. Ample space for a dining suite. PVCu double glazed sliding windows to the conservatory. Two PVCu double glazed windows to the side. Hardwood flooring. Recessed LED lighting.

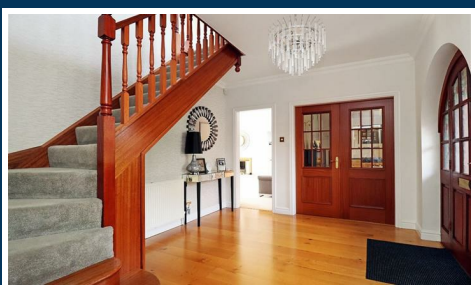
LIVING AREA

Provision for a wall mounted flat-screen television. PVCu double glazed oriel bay window to the rear. Hardwood flooring. Recessed LED lighting. Two wall light points. Radiator.

CONSERVATORY

20'4" x 13'1" (6.20m x 3.99m)

Brick to the lower section, timber framed and double glazed beneath a translucent roof. Provision for a wall mounted flat-screen television. French windows to the rear terrace. Wood flooring. Radiator.



UTILITY ROOM

9'10" x 4'11" (3.00m x 1.50m)

Matching wall and base units beneath wood effect heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine and tumble dryer. Access to the integral double garage. Opaque double glazed/panelled wood grain effect composite door to the side. Tiled floor. Radiator.

STUDY

13'4" x 11'10" (4.06m x 3.61m)

Fitted pedestal desk, bookshelves and cupboards. PVCu double glazed window to the front. Hardwood flooring. Two wall light points. Coved cornice. Radiator.

FIRST FLOOR

LANDING

Turned spindle balustrade. Cupboard housing the hot water cylinder. PVCu double glazed window alongside a matching bullseye window to the front. Coved cornice. Radiator.

BEDROOM ONE

18'8" x 12'2" (5.69m x 3.71m)

PVCu double glazed window to the rear. Coved cornice. Radiator.

EN SUITE BATHROOM/WC

9'8" x 8'11" (2.95m x 2.72m)

Fitted with a suite comprising Jacuzzi bath with mixer tap and shower tap, pedestal wash basin with mixer tap and low-level WC. Tiled corner enclosure with thermostatic shower. Opaque PVCu double glazed window to the front. Tiled walls. Wood effect Karndean flooring. Recessed LED lighting. Two wall light points. Shaver point. Extractor fan. Two radiators.

BEDROOM TWO

13'4" x 11'10" (4.06m x 3.61m)

Fitted with an eight door range of wardrobes containing hanging rails and shelving plus drawers. PVCu double glazed window to the front. Coved cornice. Radiator.

BEDROOM THREE

14'9" x 11'10" (4.50m x 3.61m)

Fitted with a six door range of wardrobes containing hanging rails and shelving, twin pedestal dressing table and matching bedside tables. PVCu double glazed window to the rear. Radiator.

BEDROOM FOUR

11'2" x 7'11" (3.40m x 2.41m)

Fitted wardrobe containing hanging rail and shelving. PVCu double glazed window to the rear. Radiator.

FAMILY BATHROOM/WC

7'8" x 6'9" (2.34m x 2.06m)

Fitted with a suite comprising panelled bath with mixer/shower tap and screen above, pedestal wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the rear. Tiled walls. Wood effect Karndean flooring. Recessed LED lighting. Shaver point. Extractor fan. Radiator.

OUTSIDE

INTEGRAL DOUBLE GARAGE

17'8" x 17' (5.38m x 5.18m)

Remotely operated up and over door. Wall mounted gas central heating boiler. Opaque PVCu double glazed window 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. This should be verified by your Solicitor.

COUNCIL TAX

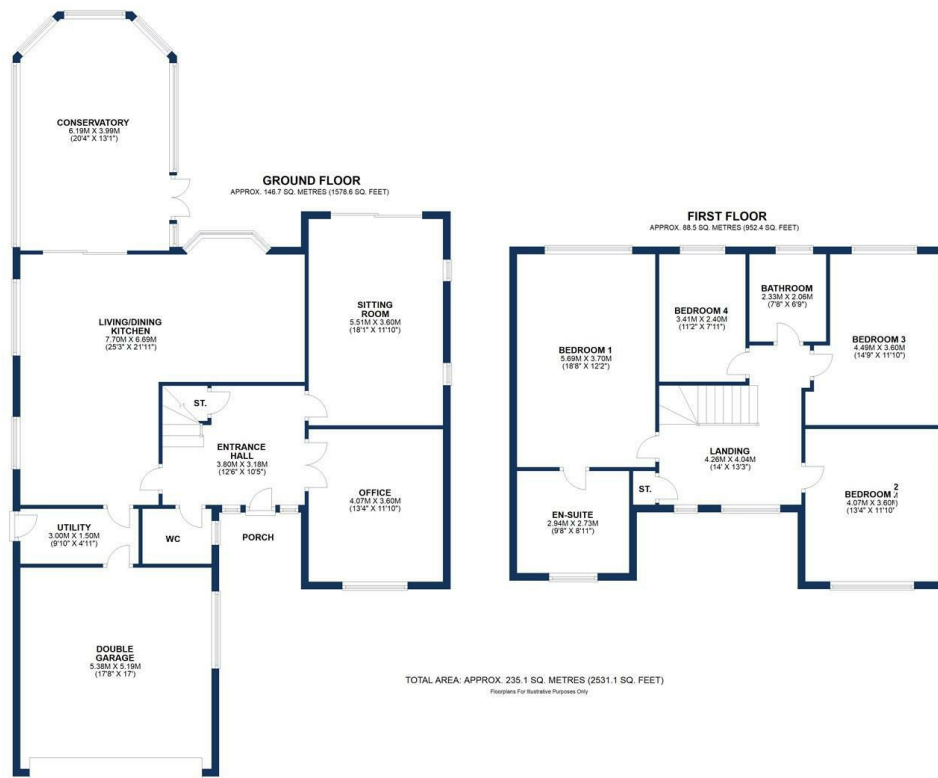
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NOTE

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



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