



6 ARUNDEL CLOSE | HALE

OFFERS IN THE REGION OF £830,000

A superbly presented and substantially extended detached family house positioned in a sought after cul de sac location and set within delightful landscaped grounds. The accommodation briefly comprises recessed porch, entrance hall, sitting room with feature fireplace, living/dining kitchen with integrated appliances and French windows to the paved rear terrace, utility room, cloakroom/WC, office, primary bedroom with walk-in wardrobe and en suite shower room/WC, three further double bedrooms and family bathroom/WC with separate shower enclosure. Gas fired central heating and PVCu double glazing. Integral garage. Driveway providing off road parking. Gardens laid mainly to lawn.

POSTCODE: WA15 8NY

DESCRIPTION

This modern detached family house stands within mature tree lined surroundings and is set well back beyond a wide block paved driveway. The quiet cul de sac location is highly sought after being approximately a ¼ mile distance from the revitalised village centre of Hale Barns and within the catchment area of the highly regarded Wellgreen Primary and Nursery School.

The superbly presented accommodation incorporates rooms of generous proportions and benefits from a substantial two storey extension at the rear creating contemporary open plan living space suitable for modern family living. Additional enhancements include gas fired central heating and PVCu double glazing.

The gardens are certainly a feature and incorporate a covered stone paved rear terrace which is ideal for entertaining during the summer months, well maintained lawn with mature borders and carefully designed planting to create a colourful and attractive setting with a high degree of privacy.

The spacious interior includes a dual aspect sitting room approached from the entrance hall through double opening glazed doors and features a natural wood fireplace surround with coal effect fire framed in chrome set upon a marble conglomerate hearth. Toward to the rear and forming part of the extension the well planned living/dining kitchen is fitted with a range of high gloss units complemented by integrated appliances and matching centre island with breakfast bar. There is ample space for a dining suite and additional seating alongside French windows which open onto the landscaped rear gardens. An inner hall provides access to the integral garage, useful utility room and cloakroom/WC. Completing the ground floor is an office which may prove invaluable for those who choose to work from home.

At first floor level the excellent primary suite comprises double bedroom, walk-in wardrobe and well appointed shower room/WC. In addition, there are three further double bedrooms and modern family bathroom/WC complete with separate shower enclosure.

Externally there is off road parking for several vehicles within the block paved driveway, car port and integral garage.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Opaque double glazed/panelled woodgrain effect composite front door set within matching side-screens. External light point.

ENTRANCE HALL

Cloaks cupboard with shelving and space for hanging coats and jackets. Turned spindle balustrade staircase to the first floor. Laminate wood flooring. Radiator. Double opening glazed doors to:

SITTING ROOM

20'3" x 11'1" (6.17m x 3.38m)

Natural wood fireplace surround with marble conglomerate insert/hearth and electric coal/flame effect fire framed in chrome. PVCu double glazed bay window to the front. Two PVCu double glazed windows to the side. Four wall light points. Two radiators.

LIVING/DINING KITCHEN

26'4" x 21'5" (8.03m x 6.53m)

Planned to incorporate:

KITCHEN

Fitted with contemporary high-gloss wall and base units beneath granite effect heat resistant work-surfaces and inset 1½ bowl composite drainer sink with mixer tap and tiled splash-back. Matching centre island incorporating a breakfast bar. Integrated appliances include twin electric fan oven/grills, five ring gas hob with wide stainless steel chimney cooker hood above, larder fridge and dishwasher. PVCu double glazed window to the rear. Laminate wood flooring. Radiator.

LIVING/DINING AREA

PVCu double glazed French windows set within matching side-screens opening to the covered stone paved rear terrace. Laminate wood flooring. Four wall light points. Radiator.

INNER HALLWAY

Access to the integral garage. Recessed storage area with shelving. Laminate wood flooring.

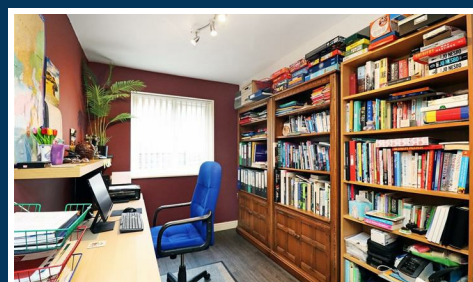
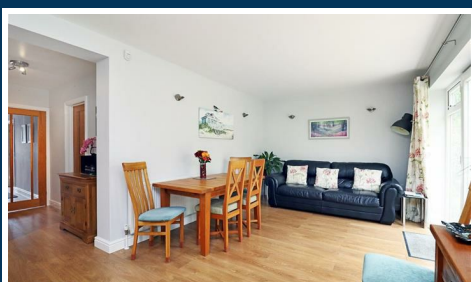
UTILITY ROOM

13'4" x 6'6" (4.06m x 1.98m)

With the continuation of the kitchen units and work-surfaces. 1½ bowl stainless steel drainer sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Space for a freezer and fridge/freezer. Opaque double glazed/panelled PVCu door to the rear. PVCu double glazed window to the rear. Velux window. Tiled floor. Radiator.

CLOAKROOM/WC

White/chrome pedestal wash basin with mixer tap and low-level WC. Wall mounted gas central heating boiler. Tiled floor. Extractor fan. Radiator.



OFFICE

11'1" x 7'7" (3.38m x 2.31m)

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

FIRST FLOOR

LANDING

Airing cupboard with shelving. Access to the partially boarded loft space via a folding ladder. Opaque PVCu double glazed window to the front. Radiator.

BEDROOM ONE

13'10" x 13'9" (4.22m x 4.19m)

PVCu double glazed window to the front. Four wall light points. Radiator.

WALK-IN WARDROBE

10' x 5'2" (3.05m x 1.57m)

Containing double hanging rails and shelving. Recessed low-voltage lighting.

EN SUITE SHOWER ROOM/WC

13'2" x 4'10" (4.01m x 1.47m)

White/chrome pedestal wash basin with mixer tap and low-level WC. Wide walk-in shower with tiled walls, glass screen and thermostatic shower. Mirror fronted cabinet. Opaque PVCu double glazed window to the side. Partially tiled walls. Stone effect flooring. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

20'9" x 9'7" (6.32m x 2.92m)

Dressing area with ample space for wardrobes. PVCu double glazed window to the rear. Recessed LED lighting. Radiator.

BEDROOM THREE

15'3" x 8'2" (4.65m x 2.49m)

PVCu double glazed windows to the front and side. Radiator.

BEDROOM FOUR

11'3" x 9'9" (3.43m x 2.97m)

PVCu double glazed window to the rear. Radiator.

FAMILY BATHROOM/WC

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

Fitted with a white/chrome suite comprising bath with mixer tap, pedestal wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic shower. Mirror fronted cabinet. Opaque PVCu double glazed window to the rear. Tiled walls. Stone effect flooring. Recessed low-voltage lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

INTEGRAL GARAGE

19'3" x 8'4" (5.87m x 2.54m)

Up and over door. Access to the inner hallway. Light and power supplies. Timber framed window to the side.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

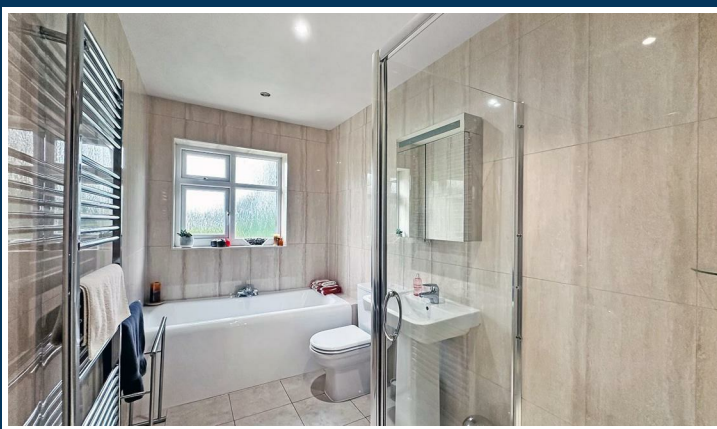
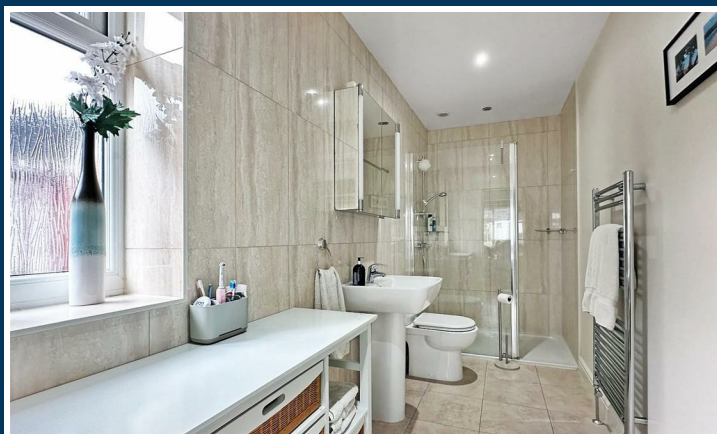
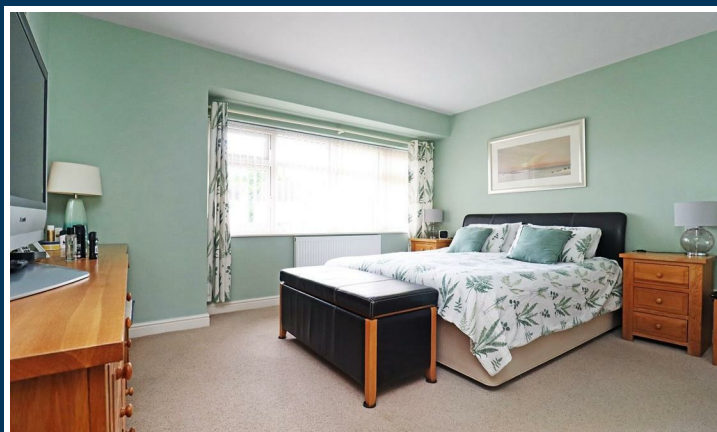
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band F

NOTE

No appliances, fixtures and 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.



TOTAL AREA: APPROX. 196.1 SQ. METRES (2110.6 SQ. FEET)
 Floorplans For Illustrative Purposes Only



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