



4 LONGSIDES ROAD | HALE BARNES

£750,000

NO ONWARD CHAIN

A substantially extended detached bungalow occupying a mature site with westerly facing rear gardens. The superbly presented accommodation briefly comprises entrance hall, sitting room with feature fireplace and French windows to the paved terrace, living room, dining room, fitted breakfast kitchen with integrated appliances, primary bedroom with fitted furniture and en suite shower room/WC, further ground floor bedroom and family bathroom/WC. First floor bedroom with en suite bathroom/WC and additional double bedroom. Gas fired central heating and PVCu double glazing. Ample off road parking and attached garage. Tree lined grounds laid mainly to lawn. Much further potential subject to obtaining the relevant approval.

POSTCODE: WA15 0HT

DESCRIPTION

Longsides Road contains a variety of detached bungalows standing within mature gardens all of which combines to create an attractive setting. Well placed for access to the surrounding network of motorways and Manchester International Airport and with local shops available within the revitalised village centre. The property also lies within the catchment area of highly regarded primary and secondary schools.

Set back beyond the tree lined carriageway this traditional detached bungalow benefits from a substantial extension and occupies an enviable position with westerly facing gardens at the rear. The interior is generously proportioned throughout and whilst being ready for immediate occupation there is an opportunity to remodel to individual taste.

The superbly presented accommodation is approached beyond an entrance hall with turned spindle balustrade staircase and provision for cloaks. Positioned toward the front there is a naturally light formal dining room and adjacent sitting room which provides versatile living space. Forming part of the extension the exceptional living room features an elegant fireplace flanked by French windows to both sides opening onto the full width paved rear terrace. The kitchen is fitted with matching units, peninsula breakfast bar and integrated appliances and provides external access to the side. The primary suite comprises excellent double bedroom with a range of fitted furniture and fully tiled shower room/WC. Completing the ground floor is a further double bedroom with built-in wardrobes and family bathroom/WC.

At first floor level there is a bedroom with en suite bathroom/WC and additional double bedroom.

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

The landscaped grounds are well screened with well stocked borders surrounded by a variety of mature trees and incorporate a full width paved rear terrace which is ideal for entertaining during the summer months with expanse of well maintained lawn beyond. Importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

Ample off road parking is provided within the paved driveway and attached garage.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Opaque PVCu double glazed/panelled front door set within matching side-screens. Turned spindle balustrade staircase to the first floor. Understair storage cupboard with shelving and space for hanging coats and jackets. Coved cornice. Radiator.

LIVING ROOM

20'11" x 13' (6.38m x 3.96m)

Period style fireplace surround, coal/flame effect electric fire and marble hearth. Two sets of PVCu double glazed French windows to the rear. Two wall light points. Coved cornice. Two radiators.

SITTING ROOM

12'4" x 8'11" (3.76m x 2.72m)

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

DINING ROOM

15'1" x 11'11" (4.60m x 3.63m)

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

BREAKFAST KITCHEN

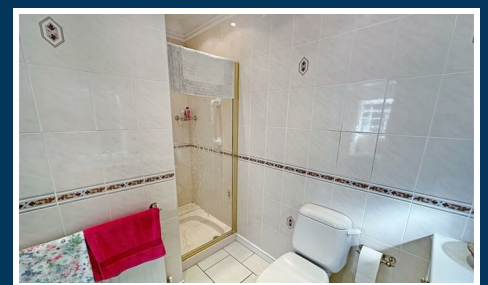
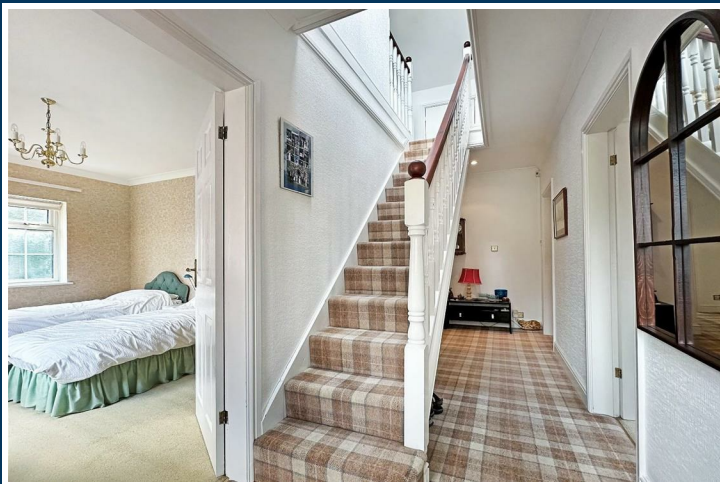
17'6" x 9'8" (5.33m x 2.95m)

Fitted with a range of matching wall and base units beneath heat resistant work-surfaces and inset 1 1/2 bowl composite drainer sink with mixer tap and tiled splash-back. Matching peninsula breakfast bar. Display units and shelving. Integrated appliances include an electric fan oven/grill, four ring ceramic hob with chimney cooker hood above, dishwasher and automatic washing machine. Recess for a fridge/freezer. PVCu double glazed/panelled door to the side. PVCu double glazed window to the side. Tiled floor. Plinth mounted convector heater.

BEDROOM ONE

16' x 11'1" (4.88m x 3.38m)

Fitted with a five door range of wardrobes containing double hanging rails and shelving. Matching twin pedestal dressing table and bookshelves. PVCu double glazed bay window to the rear. Coved cornice. Radiator.



EN SUITE SHOWER ROOM/WC

10'1" x 5'8" (3.07m x 1.73m)

Vanity wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic shower. Opaque PVCu double glazed window to the side. Tiled walls and floor. Recessed low-voltage lighting. Coved cornice. Radiator.

BEDROOM TWO

14'1" x 11'10" (4.29m x 3.61m)

Six door range of built-in wardrobes containing hanging rails and shelving. PVCu double glazed window to the front. Opaque PVCu double glazed window to the side. Coved cornice. Radiator.

FAMILY BATHROOM/WC

11'1" x 5'11" (3.38m x 1.80m)

Fitted with a suite comprising panelled bath with mixer tap, vanity wash basin with mixer tap, low-level WC and bidet. Opaque PVCu double glazed window to the side. Tiled walls. Recessed low-voltage lighting. Coved cornice. Radiator.

FIRST FLOOR

LANDING

Turned spindle balustrade. Access to eaves storage. Velux window.

BEDROOM THREE

11'11" x 11'1" (3.63m x 3.38m)

PVCu double glazed window to the side. Radiator.

EN SUITE BATHROOM/WC

6'10" x 5'5" (2.08m x 1.65m)

Fitted with a suite comprising panelled bath, pedestal wash basin and low-level WC. Tiled surrounds. Velux window. Radiator.

BEDROOM FOUR

12'1" x 11'5" (3.68m x 3.48m)

Fitted with a six door range of wardrobes containing hanging rail and shelving plus matching chest of drawers. PVCu double glazed window to the side. Radiator.

OUTSIDE

ATTACHED GARAGE

17'6" x 9'4" (5.33m x 2.84m)

Up and over door. PVCu double glazed window to the side. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

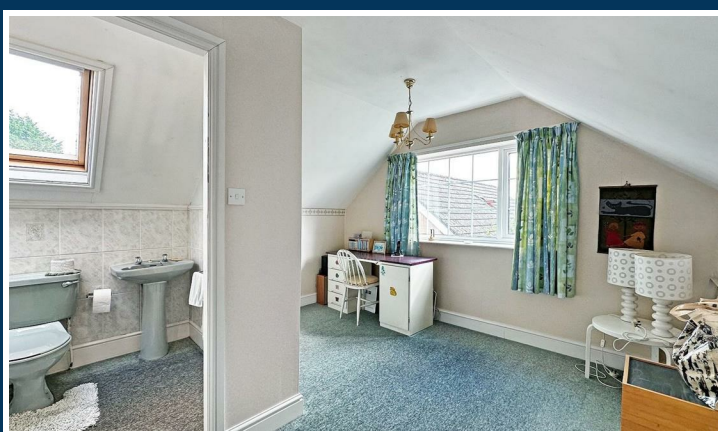
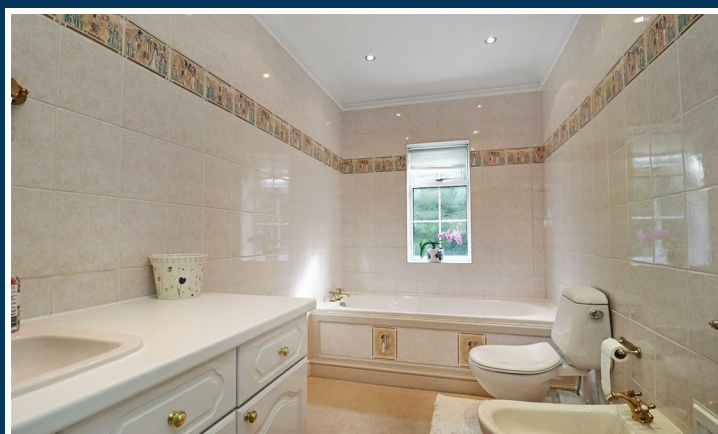
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £16.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX

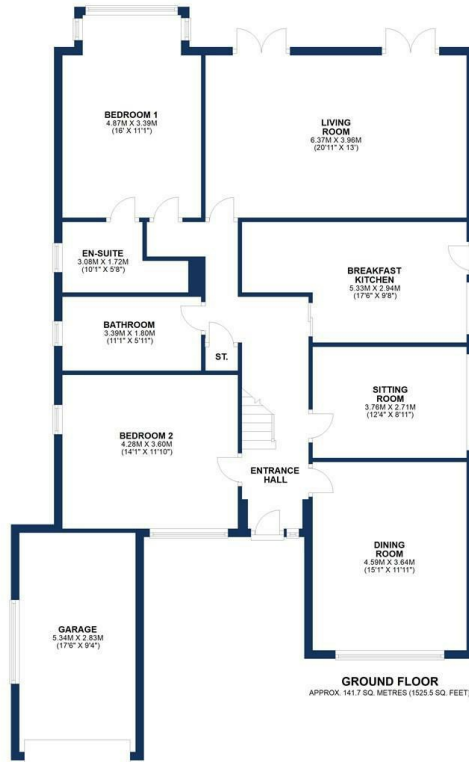
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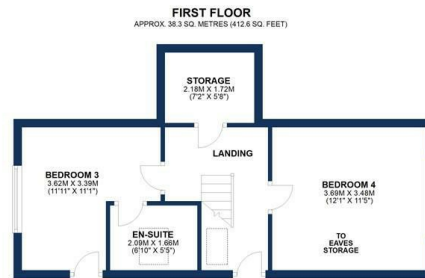
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 180.1 SQ. METRES (1938.1 SQ. FEET)
Floorplans For Illustration Purposes Only



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