



17 ELMSWAY | HALE BARNES

OFFERS OVER £1,500,000

An attractive and individually designed detached family house situated at the head of the cul de sac with secluded south westerly facing gardens. The superbly presented accommodation briefly comprises enclosed porch, entrance hall, cloakroom/WC, sitting room, rear hall, living room, dining room, dining kitchen, inner hallway, utility room, laundry room, WC, primary bedroom with en suite bathroom/WC, four further double bedrooms and family bathroom/WC. Spacious loft rooms with much further potential. Gas fired central heating and double glazing. Detached double garage and office/gym. Carriage driveway and landscaped grounds.

POSTCODE: WA15 0DZ

DESCRIPTION

This fine detached family house occupies an enviable position set within exceptional grounds exceeding one quarter of an acre. Positioned at the head of a quiet cul de sac and approached beyond remotely operated gates and carriage driveway, the property is set well back and screened by a variety of mature trees with the benefit of secluded south westerly facing gardens at the rear.

Individually designed with attractive elevations and superbly presented accommodation, combining rooms of generous proportions with interesting features and the added advantage of much further potential, subject to obtaining the relevant approval.

The entrance hall forms a welcoming reception area with galleried landing above and access to a well appointed cloakroom/WC. The three reception rooms include an elegant sitting room with the focal point of an impressive inglenook fireplace and formal dining room with double opening French windows to the paved rear terrace. In addition, there is a versatile living room and the spacious dining kitchen is fitted with a comprehensive range units complemented by polished granite work-surfaces, matching breakfast bar and integrated appliances. There is also a useful utility room, laundry room and WC.

At first floor level the excellent primary suite comprises double bedroom with fitted wardrobes and en suite bathroom/WC complete with twin wash basins and separate shower enclosure. There are four further double bedrooms with fitted furniture and family bathroom/WC configured with double vanity and independent shower cubicle.

To the second floor is an open plan L shaped area ideal as a teenage suite with vaulted ceilings and planned to incorporate double bedroom, study and games room.

Externally the detached double garage has matching remotely operated doors with internal staircase to the home office/gym above.

The beautifully landscaped rear gardens feature a full width stone paved terrace which is perfect for entertaining during the summer months and expanse of manicured lawn. The carefully designed borders blend an array of colour screened by a variety of mature trees, importantly with a south westerly facing to enjoy the sunshine throughout the afternoon and into the evening.

Elmsway lies within the catchment area of highly regarded primary and secondary schools and approximately half a mile distance is the revitalised village centre. A little further away are walks into open countryside and access to the surrounding network of motorways and Manchester International Airport.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Leaded effect double glazed/panelled hardwood double opening doors. Tiled floor.

ENTRANCE HALL

10'10" x 9'5" (3.30m x 2.87m)

Opaque glazed/panelled oak front door set within leaded effect opaque glazed side screens. Turned spindle balustrade staircase to the first floor with galleried landing above. Under-stair storage cupboard. Recessed LED lighting. Cornice. Two radiators.

CLOAKROOM/WC

Circular vanity countertop wash basin with chrome mixer tap. White/chrome low-level WC. Recessed LED lighting. Cornice. Extractor fan. Radiator.

SITTING ROOM

23'8" x 17'3" (7.21m x 5.26m)

Period style fireplace surround with coal effect/living flame gas fire framed in brass and provision for a wall mounted flatscreen television above flanked by leaded effect double glazed timber framed gable windows and fitted media units within the inglenook. Leaded effect timber framed oriel bay window to the front. Recessed low-voltage lighting. Cornice. Covered radiator. Radiator. Double opening timber framed glazed doors set within matching side screens to:

REAR HALL

Leaded effect timber framed French windows set within a matching arch shaped glazed surround to the rear terrace. Leaded effect timber framed double glazed window to the rear. Covered radiator.

LIVING ROOM

12'7" x 10'1" (3.84m x 3.07m)

Provision for a wall mounted flatscreen television. Leaded effect timber framed double glazed window to the front. Recessed low-voltage lighting. Cove cornice. Radiator. Double opening doors to:

DINING ROOM

23'4" x 12'7" (7.11m x 3.84m)

Fitted dresser unit. Opaque double glazed/panelled hardwood doors to the rear terrace. Three leaded effect timber framed windows to the side. Leaded effect timber framed double glazed window to the rear. Recently voltage lighting. Cornice. Radiator.

DINING KITCHEN

26'8" x 19'10" (8.13m x 6.05m)

Fitted with a comprehensive range of matching wall and base units beneath polished granite work-surfaces/upstands and 2½ bowl stainless steel drainer sink. Matching peninsula breakfast bar. Integrated appliances include three electric fan oven/grills, microwave oven, warming drawer, five ring gas hob with recessed cooker hood above and dishwasher. Plumbed recess for an American style fridge/freezer. Provision for a wall mounted flatscreen television. Ample space for a dining suite. Leaded effect timber framed double glazed oriel bay windows to the front and rear. Leaded effect timber framed double glazed window to the rear. Tiled floor. Recessed LED lighting. Two radiators.

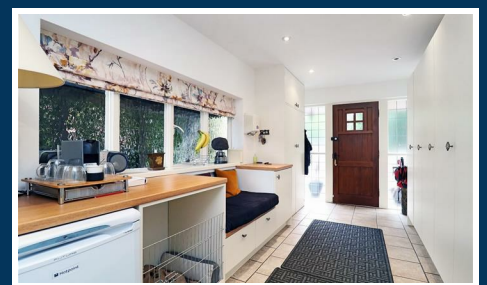
INNER HALLWAY

Opaque glazed hardwood door set within a leaded light effect timber framed surround to the rear. Tiled floor.

UTILITY ROOM

18'5" x 8'10" (5.61m x 2.69m)

Fitted pantry units, cloaks cupboard and integrated seating. Recess for fridge and freezer. Space for a fridge/freezer. Opaque glazed/panelled hardwood door to the front. Opaque leaded effect timber framed double glazed window to the side. Tiled floor. Recessed low-voltage lighting. Radiator.



LAUNDRY ROOM

8'1" x 7'3" (2.46m x 2.21m)

Belfast sink, shelving and hanging rail. Space for an automatic washing machine and tumble dryer. Airing cupboard with shelving and housing the wall mounted gas central heating boiler. Leaded effect timber framed double glazed windows to the side and rear.

WC

6'3" x 6' (1.91m x 1.83m)

White/chrome wash basin with mixer/shower tap and low-level WC. Opaque timber framed window to the side. Partially tiled walls. Tiled floor. Radiator.

FIRST FLOOR

LANDING

Turned spindle balustrade staircase to the second floor. Built-in linen/storage cupboards. Three leaded effect timber framed double glazed windows to the front. Coved cornice. Dado rail.

BEDROOM ONE

11'1" x 11'1" (5.77m x 3.38m)

Fitted with a nine door range of wardrobes containing hanging rails and shelving plus matching dressing table with cupboards above. Leaded effect timber framed double glazed windows to the side and rear. Recessed LED lighting. Cornice. Wall mounted air conditioning unit. Radiator.

EN SUITE BATHROOM/WC

9'1" x 6'1" (3.02m x 2.11m)

White/chrome panelled bath with mixer/shower tap, twin vanity wash basins with mixer taps, low-level WC and bidet. Tiled enclosure with thermostatic shower. Tiled walls and floor. Opaque leaded effect timber framed double glazed window to the rear. Recessed LED lighting. Radiator.

BEDROOM TWO

15'1" x 12'10" (4.60m x 3.91m)

Four door range of fitted wardrobes containing hanging rails and shelving. Matching dressing table with cupboards above, twin pedestal desk and bookshelves. White/chrome vanity wash basin with mixer tap. Leaded effect timber framed double glazed window to the rear. Cornice. Radiator.

BEDROOM THREE

14'5" x 13'5" (4.39m x 4.09m)

Six door range of fitted wardrobes containing hanging rails and shelving. Matching desk, cupboards, drawers and bookshelves. Leaded effect timber framed double glazed windows to the front and side. Radiator.

BEDROOM FOUR

12'10" x 10'6" (3.91m x 3.20m)

Four door range of fitted wardrobes containing hanging rails and shelving. Matching twin pedestal desk and bookshelves. Leaded effect timber framed double glazed window to the front. Laminate wood flooring. Radiator.

BEDROOM FIVE/NURSERY

10'4" x 9'10" (3.15m x 3.00m)

Recessed stainless steel vanity wash basin with fitted units above. Leaded effect timber framed double glazed window to the front. Laminate wood flooring. Radiator.

FAMILY BATHROOM/WC

9'1" x 6'10" (3.02m x 2.08m)

Fully tiled and fitted with a white/chrome suite comprising panelled bath with mixer/shower tap, twin semi recessed vanity wash basins with mixer taps and WC with concealed cistern. Tiled enclosure with thermostatic shower. Opaque leaded effect timber framed double glazed window to the rear. Recessed low-voltage lighting. Heated towel rail.

SECOND FLOOR

LOFT ROOM ONE

33'4" x 15'7" (10.16m x 4.75m)

Eaves storage. Velux window. Two radiators.

LOFT ROOM TWO

21' x 14'5" (6.40m x 4.39m)

Storage cupboard. Eaves storage. Two velux windows. Radiator.

OUTSIDE

DOUBLE GARAGE

20'7" x 20'3" (6.27m x 6.17m)

Twin remotely operated up and over doors. Hardwood door to the side. Light and power supplies. Panelled staircase to:

OFFICE/GYM

20'7" x 13'3" (6.27m x 4.04m)

Leaded effect bullseye window to the front. Velux window. Natural wood flooring. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

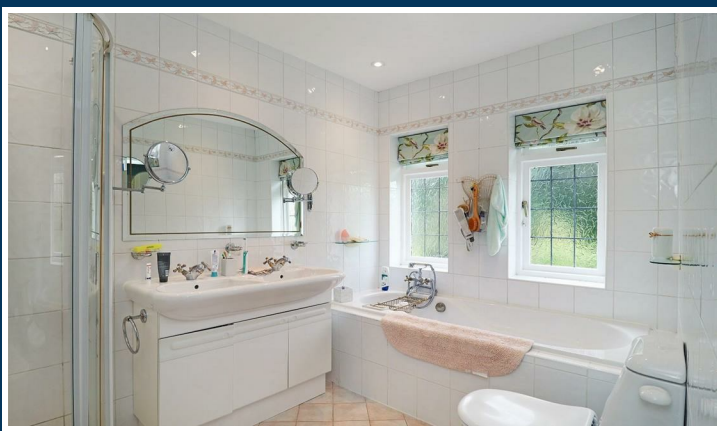
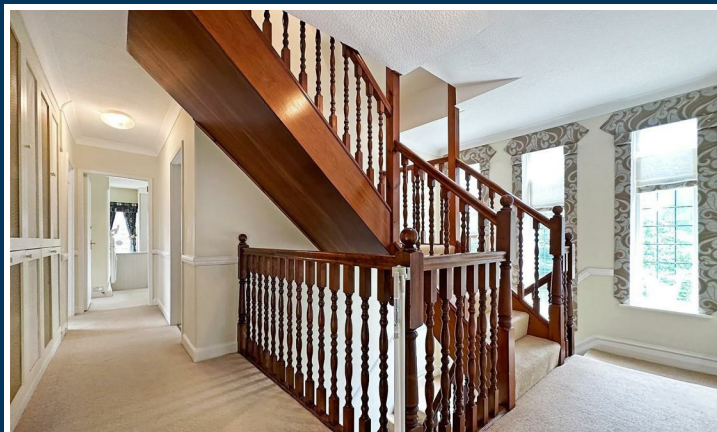
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band H

NOTE

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



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