



3 AMBERLEY DRIVE | HALE BARNES

OFFERS OVER £985,000

NO ONWARD CHAIN

A superbly proportioned and well presented detached family house positioned at the head of a quiet cul de sac with south facing lawned rear gardens. The accommodation briefly comprises covered porch, entrance hall, cloakroom/WC, sitting room with feature fireplace, dining room, fitted breakfast kitchen with integrated appliances, utility room, study, primary bedroom with fitted furniture and en suite shower room/WC, three further bedrooms and family bathroom/WC. Gas fired central heating and PVCu double glazing. Attached double garage and off road parking within the driveway. Full width paved terrace accessed from the sitting room.

POSTCODE: WA15 0DT

DESCRIPTION

Amberley Drive is a Georgian style cul de sac development constructed by Crosby Homes approximately 40 years ago which has matured into a delightful tree lined setting ideally positioned a little over a ¼ mile from the revitalised village centre and within the catchment area of highly regarded primary and secondary schools. In close proximity are various churches, mosques and synagogues. The area is also well placed for access to the surrounding network of motorways and Manchester International airport.

This attractive detached family house occupies a superb plot set well back from the carriageway beyond a wide driveway and is approached beyond a portico porch flanked by mature gardens. The spacious entrance hall features a turned spindle balustrade staircase and leads onto a full depth dual aspect sitting room with the focal point of an impressive marble fireplace surround. This naturally light reception room extends to over 25' in length and opens onto the stone paved rear terrace through French windows. There is a separate dining room which is ideal for formal entertaining and the adjacent fitted kitchen benefits from a range of integrated appliances. Furthermore, there is a generous utility room with access to the attached garage and rear gardens. Unusually the additional front entrance could be used as a boot room or pantry and the ground floor study may prove invaluable for those who choose to work from home. At first floor level the excellent primary suite overlooks the landscaped grounds and comprises double bedroom with comprehensive range of fitted furniture and shower room/WC. Completing the accommodation are two further double bedrooms also with fitted wardrobes, generous single bedroom and fully tiled family bathroom/WC.

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

Externally there is an attached double garage with remotely operated door. To the rear the aforementioned stone paved terrace is suitable for entertaining during the summer months with an expanse of lawn beyond surrounded by well stocked borders. Importantly with a southerly aspect to enjoy the sunshine throughout the day and high degree of privacy.

In conclusion, a comfortable family home ready for immediate occupation whilst also presenting an opportunity to remodel to individual taste.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Hardwood panelled front door set within leaded effect/stained glass side-screens and flanked by wall light points. Tiled floor.

ENTRANCE HALL

Spindle balustrade staircase to the first floor. Under-stair storage cupboard with space for hanging coats and jackets. Ceiling rose. Coved cornice. Dado rail. Covered radiator.

SITTING ROOM

25'9" x 12' (7.85m x 3.66m)

Marble fireplace surround with coal effect/living flame gas fire set upon a matching marble hearth. Timber framed double glazed French windows set within matching side-screens to the paved rear terrace. Two PVCu double glazed windows to the front. Two ceiling roses. Coved cornice. Covered radiator. Two radiators.

DINING ROOM

11'10" x 10'2" (3.61m x 3.10m)

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

BREAKFAST KITCHEN

16'4" x 13'11" (4.98m x 4.24m)

Fitted with a range of matching wall and base units beneath tiled work surfaces and inset 1 ½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Matching dresser unit. Integrated appliances include a double electric oven/grill, four ring ceramic hob with chimney cooker hood above, microwave oven, fridge/freezer and dishwasher. Ample space for a table and chairs. Two PVCu double glazed windows to the rear. Tiled floor. Radiator.

BOOT ROOM/PANTRY

10'5" x 6'8" (3.18m x 2.03m)

Hardwood panelled door with leaded effect/stained glass window to the front. Stone effect flooring.



UTILITY ROOM

15'42" x 6'2" (4.57m x 1.88m)

Light wood wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Access for an automatic washing machine. Concealed wall mounted gas central heating boiler. Opaque PVCu double glazed door to the rear. Access to the attached garage. PVCu double glazed window to the rear. Tiled floor.

STUDY

12'6" x 7'8" (3.81m x 2.34m)

Two PVCu double glazed windows to the front. Laminate wood flooring. Ceiling rose. Coved cornice. Two radiators.

CLOAKROOM/WC

White/chrome vanity wash basin with mixer tap and low-level WC. Tiled walls and floor. Extractor fan. Coved cornice. Heated towel rail.

FIRST FLOOR

LANDING

Turned spindle balustrade. Airing cupboard with shelving and housing the hot water cylinder. Ceiling rose. Coved cornice. Radiator.

BEDROOM ONE

13'8" x 13'1" (4.17m x 3.99m)

Recess for a double bed flanked by bedside tables with cupboards above and matching range of fitted wardrobes containing hanging rails and shelving. PVCu double glazed window to the rear. Ceiling rose. Coved cornice. Radiator.

EN SUITE SHOWER ROOM/WC

8'7" x 7'7" (2.62m x 2.31m)

White/chrome twin vanity wash basin with mixer taps, WC with concealed cistern and bidet. Tiled enclosure with thermostatic shower. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Recessed low-voltage lighting. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

12'2" x 11'7" (3.71m x 3.53m)

Fitted with a four door range of wardrobes containing hanging rails and shelving. Two PVCu double glazed windows to front. Two radiators.

BEDROOM THREE

12' x 10'8" (3.66m x 3.25m)

Fitted with a four door range of wardrobes containing hanging rails and shelving. PVCu double glazed window to rear. Ceiling rose. Coved cornice. Radiator.

BEDROOM FOUR

12' x 7'11" (3.66m x 2.41m)

Two PVCu double glazed windows to front. Ceiling rose. Two radiators.

FAMILY BATHROOM/WC

8'4" x 6' (2.54m x 1.83m)

Fully tiled and fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, Semi-recessed vanity wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the side. Extractor fan. Coved cornice. Heated towel rail.

OUTSIDE

ATTACHED DOUBLE GARAGE

19'10" x 16'8" (6.05m x 5.08m)

Remotely operated up and over door. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

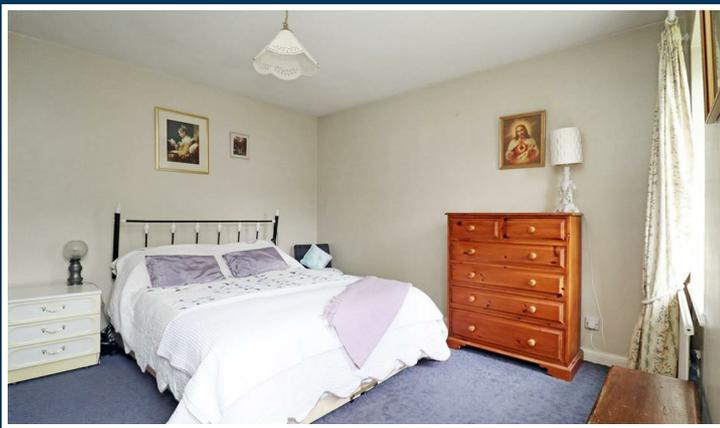
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band G

NOTE

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



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GROUND FLOOR
APPROX. 136.8 SQ. METRES (1472.3 SQ. FEET)



FIRST FLOOR
APPROX. 79.6 SQ. METRES (857.0 SQ. FEET)



TOTAL AREA: APPROX. 216.4 SQ. METRES (2329.3 SQ. FEET)
Floorplans For Illustrative Purposes Only



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