

14 CANTERBURY ROAD | HALE OFFERS IN THE REGION OF £500,000

NO ONWARD CHAIN

An extended and well presented traditional semi detached family house positioned in a sought after residential location. Landscaped grounds approximately 200 feet in length at the rear with far reaching tree lined views across neighbouring fields. The accommodation briefly comprises enclosed porch, wide entrance hall, living room with feature fireplace, spacious sitting/dining room, fitted Shaker style kitchen with integrated appliances, cloakroom/WC, three excellent bedrooms, modern bathroom and WC. Gas fired central heating and PVCu double glazing. Attached garage and off road parking. Stone paved terrace and gardens laid mainly to lawn. Much further potential subject to obtaining the relevant approval.

POSTCODE: WA15 8PL

DESCRIPTION

This extended traditional semi detached family house is set well back beyond the grass verge and tree lined carriageway and occupies an exceptional site with landscaped gardens extending to approximately 200 feet in length. The outlook is further enhanced by far reaching views across neighbouring fields and it is hard to imagine the location is less than a mile from the revitalised shopping centre of Hale Barns.

The position is ideal being within the catchment area of the highly regarded Wellgreen Primary/Nursery School, within a few hundred yards of open countryside and well placed for access to the surrounding network of motorways and Manchester International Airport. In addition, Hale Country Club & Spa, Ringway Golf Club and Costa Coffee are also within close proximity.

The well presented interior has recently been improved and includes an enclosed porch with wide entrance hall which leads onto both reception rooms and the kitchen. The ground floor has been configured to create a naturally light living room with stone effect fireplace surround and curved bay window, whilst toward the rear and forming part of the extension, a spacious sitting/dining room overlooks the exceptional gardens. The adjacent breakfast kitchen has been refitted with a range of Shaker style units and integrated appliances and also benefits from a delightful outlook across the grounds. In addition there is a cloakroom/WC and internal access to the attached garage.

At first floor level the excellent primary bedroom features fitted wardrobes and there is an additional double bedroom, single bedroom with fitted furniture, modern bathroom and separate WC.

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

Externally the block paved driveway provides off road parking for two cars and there is gated access to the side. The rear gardens incorporate a stone paved terrace which is ideal for entertaining during the summer months, vast expanse of lawn and well stocked borders with the added advantage of a high degree of privacy.

There is also much further potential to increase the size of the living space, subject to obtaining the relevant approval.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed/panelled door set within a matching surround. Wood effect flooring.

ENTRANCE HALL

Opaque glazed/panelled hardwood door set within an opaque glazed surround. Panelled staircase to the first floor. Space for hanging coats and jackets. Understairs storage cupboard. wood effect flooring. Radiator.

LIVING ROOM

18'5" x 10'8" (5.61m x 3.25m)

Stone effect fireplace surround and polished granite hearth. PVCu double glazed bay window to the front. Ceiling rose. Radiator.

SITTING/DINING ROOM

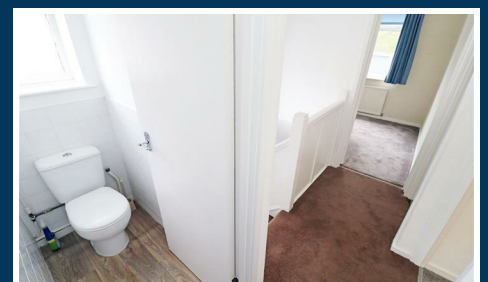
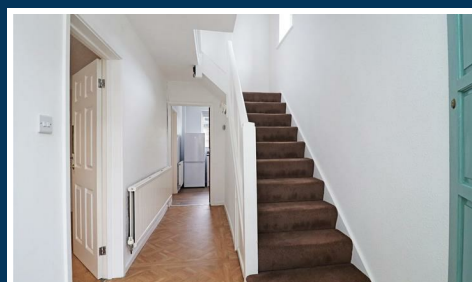
18' x 10'8" (5.49m x 3.25m)

PVCu double glazed window to the rear. Radiator.

KITCHEN

15'1" x 7'11" (4.60m x 2.41m)

Fitted with a range of Shaker style wall and base units beneath heat resistant work-surfaces/up-stands and inset 1 1/2 bowl stainless steel drainer sink with mixer tap. Integrated appliances include and electric fan oven/grill, four ring gas hob with stainless steel splash-back and chimney cooker hood above and dishwasher. Space for a fridge/freezer. Recess for an automatic washing machine. Storage cupboard/pantry with shelving. PVCu panelled door to the side. Two PVCu double glazed windows to the rear. Access to the attached garage. Wood effect flooring. Radiator.



CLOAKROOM/WC

Low-level WC and wall mounted wash basin. Partially tiled walls. Wood effect flooring. Extractor fan. Convector heater.

FIRST FLOOR

LANDING

PVCu double glazed window at half landing level. Panelled balustrade. Access hatch and retractable ladder to the insulated loft space.

BEDROOM ONE

15' x 9'11" (4.57m x 3.02m)

Mirror fronted wardrobes with sliding doors containing hanging rails and shelving. PVCu double glazed bay window to the front. Coved cornice. Radiator.

BEDROOM TWO

11'11" x 9'6" (3.63m x 2.90m)

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

BEDROOM THREE

8'6" x 7'6" (2.59m x 2.29m)

Fitted wardrobes containing hanging rail with cupboards above. PVCu double glazed window to the front. Coved cornice. Radiator.

BATHROOM

7'9" x 5'6" (2.36m x 1.68m)

White/chrome panelled bath with electric shower and screen above and pedestal wash basin. Airing cupboard with shelving and housing the wall mounted gas central heating boiler. Opaque PVCu double glazed window to the rear. Wood effect flooring. Extractor fan. Chrome heated towel rail.

WC

White/chrome low-level WC. Opaque PVCu double glazed window to the side. Partially tiled walls. Wood effect flooring.

OUTSIDE

ATTACHED GARAGE

15'8" x 8'1" (4.78m x 2.46m)

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

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

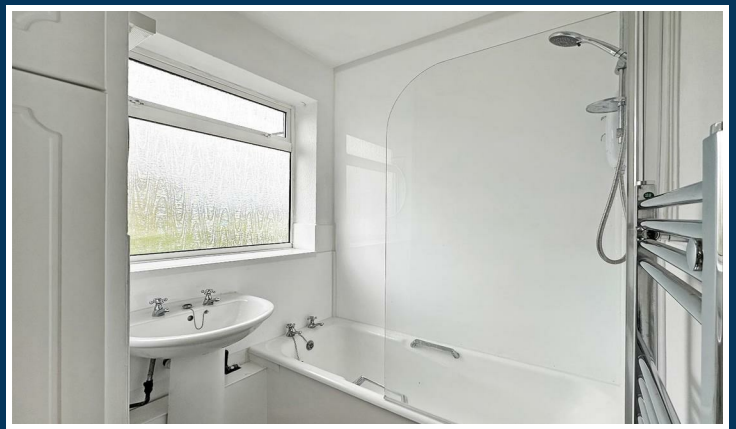
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band D

NOTE

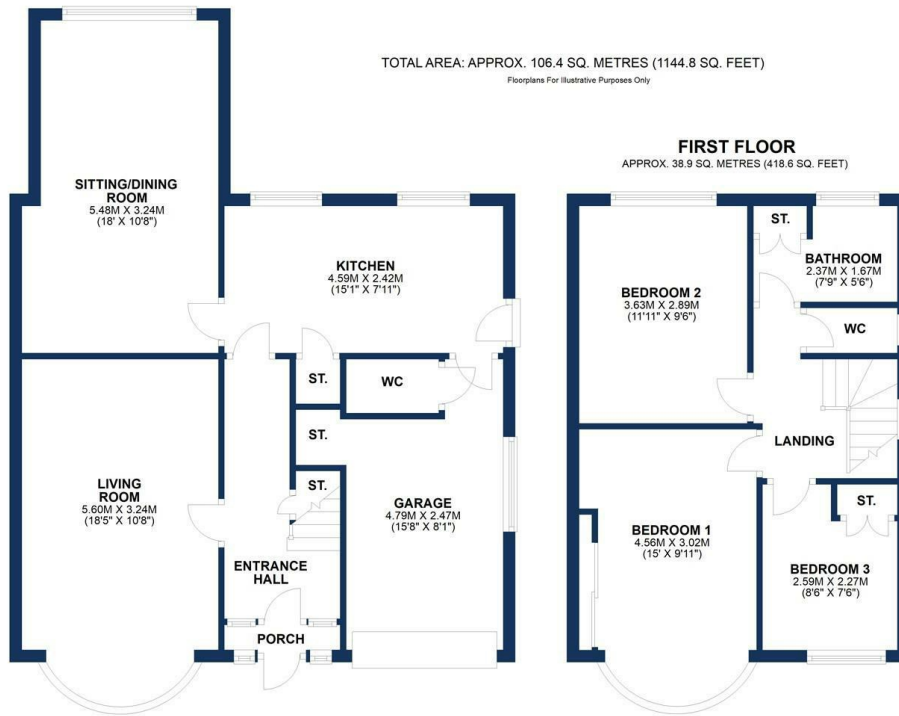
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR
APPROX. 67.5 SQ. METRES (726.2 SQ. FEET)

TOTAL AREA: APPROX. 106.4 SQ. METRES (1144.8 SQ. FEET)
Floorplans For Illustrative Purposes Only



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