



40 WOBURN DRIVE | HALE

OFFERS IN THE REGION OF £800,000

A re-planned and substantially extended modern detached family house positioned in a sought after residential location. The superbly presented accommodation briefly comprises entrance hall, spacious sitting room, living room with French windows to the paved rear terrace, fitted dining kitchen with integrated appliances, utility room, WC, boiler room, study, excellent primary bedroom with fitted furniture, dressing room and en suite bathroom/WC, three further bedrooms and contemporary family bathroom/WC. Gas fired central heating and PVCu double glazing. Off road parking within the block paved driveway. Landscaped grounds laid mainly to lawn with paved terrace and decked seating area.

POSTCODE: WA15 8NA

DESCRIPTION

This superbly presented double fronted detached family house is generously proportioned throughout and benefits from the addition of an attractive gable fronted entrance complemented by a substantial two storey extension at the rear.

Set well back from the grass verge and tree lined carriageway Woburn Drive forms part of an ever popular location developed mainly with detached houses of similar age all of which have matured to create an attractive setting. The position is also ideal being within the catchment area of highly regarded primary and secondary schools, well placed for access to the surrounding motorway network and the shopping centres of both Hale and Hale Barns.

The naturally light interior is arranged over two floors and has been replanned to incorporate a spacious sitting room positioned toward the front and impressive living room with French windows which open onto the paved rear terrace. The adjacent kitchen is fitted with a range of Shaker style units enhanced by polished granite work-surfaces and integrated appliances and there is ample space for a dining suite. In addition, the adjoining utility room also provides access to the WC and rear gardens whilst the boiler room provides a further entrance at the front. Completing the ground floor is a study which may prove invaluable for those who choose to work from home or adapted for a variety of uses.

At first floor level the excellent primary suite comprises double bedroom with fitted furniture and commanding tree lined views, dressing room with fitted wardrobes and en suite bathroom/WC. Three additional bedrooms are served by the luxurious family bathroom/WC complete with freestanding bath and separate walk-in shower.

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

Externally off road parking is available within the wide block paved driveway and there is gated access to the side. Laid mainly to lawn, the landscaped rear gardens are certainly a feature and include a paved terrace which is ideal for entertaining during the summer months and carefully positioned decked seating area to enjoy the afternoon and evening sun.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

17'7" x 7'6" (5.36m x 2.29m)

Opaque double glazed/panelled front door set within matching side-screens. Turned spindle balustrade staircase to the first floor. Under-stair storage cupboard. Karndean flooring. Recessed LED lighting. Coved cornice. Covered radiator.

SITTING ROOM

15'8" x 10'9" (4.78m x 3.28m)

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

LIVING ROOM

20'9" x 14' (6.32m x 4.27m)

With the continuation of the Karndean flooring. PVCu double glazed French windows flanked by matching tall windows. Five wall light points. Coved cornice. Two radiators.

DINING KITCHEN

20'9" x 12'7" (6.32m x 3.84m)

Fitted with range of oak effect Shaker style wall and base units beneath polished granite work-surfaces/up-stands and undermount 1 1/2 bowl stainless steel sink with mixer tap. Matching peninsula breakfast bar. Integrated Neff appliances include an electric fan oven/grill, combination microwave/oven/grill, five ring gas hob with Elica chimney cooker hood, larder fridge and dishwasher. Dining area with laminate wood flooring. PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting. Coved cornice. Plinth mounted electric heater. Radiator.

UTILITY ROOM

11'3" x 4'4" (3.43m x 1.32m)

High gloss white wall and base units beneath heat resistant work surfaces and inset stainless steel circular sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Space for a freezer. Opaque PVCu double glazed/panelled door to the rear. Tiled floor. Recessed LED lighting. Extractor fan. Radiator.

WC

White/chrome pedestal wash basin and low-level WC. Opaque PVCu double glazed window to the side. Tiled floor. Recessed LED lighting. Coved cornice. Extractor fan. Radiator.

BOILER ROOM

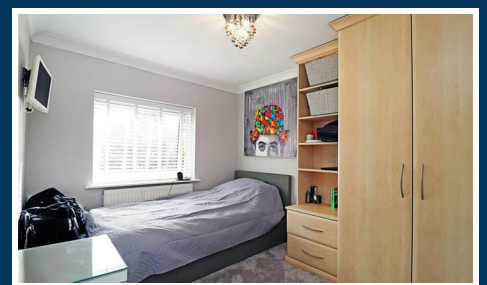
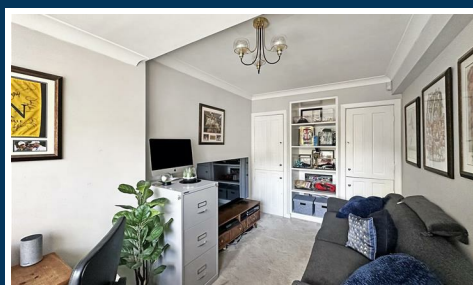
Floor standing gas central heating boiler. Wall unit containing shelving. Opaque PVCu double glazed/panelled door to the front. Tiled floor. Recessed low-voltage lighting. Extractor fan.

STUDY

15'11" x 8' (4.85m x 2.44m)

Recessed shelving flanked by storage cupboards to both sides. PVCu double glazed window to the front. Coved cornice. Radiator.

FIRST FLOOR



LANDING

Turned spindle balustrade. Access to the fully boarded loft space via a retractable ladder. PVCu double glazed window to the front. Recessed LED lighting. Coved cornice. Radiator.

BEDROOM ONE

15'2" x 10'9" (4.62m x 3.28m)

Fitted drawers/cupboards. PVCu double glazed window to the rear. Coved cornice. Radiator.

DRESSING ROOM

8'10" x 5'8" (2.69m x 1.73m)

Fitted with a seven door range of oak effect wardrobes containing double hanging rails and shelving and drawers. Recessed LED lighting. Radiator.

EN SUITE BATHROOM/WC

8'10" x 6'3" (2.69m x 1.91m)

Fully tiled and fitted with a modern white/chrome suite comprising whirlpool bath with mixer/shower tap, pedestal wash basin with mixer tap, bidet with mixer tap and low-level WC. Opaque PVCu double glazed window to the side. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

11'4" x 10'9" (3.45m x 3.28m)

PVCu double glazed window to the rear. Laminate wood flooring. Coved cornice. Radiator.

BEDROOM THREE

11'3" x 10'2" (3.43m x 3.10m)

Contemporary four door range of wardrobes containing double hanging rails and shelving. Matching bedside table with shelving above. PVCu double glazed window to the front. Coved cornice. Radiator.

BEDROOM FOUR

10'2" x 8' (3.10m x 2.44m)

Beech effect fitted wardrobes containing double hanging rails and shelving flanked by a matching bedside table with shelving above. PVCu double glazed window to the front. Coved cornice. Radiator.

BATHROOM/WC

11'4" x 8'10" (3.45m x 2.69m)

Fitted with a white/chrome suite comprising free standing bath with floor standing mixer/shower tap, vanity wash basin with mixer tap and WC with concealed cistern. Walk-in shower beyond a glass screen with thermostatic rain shower plus handheld attachment. Illuminated mirror with shaver point. Matching wall mounted cabinet with shelving. Opaque PVCu double glazed window to the side. Tiled walls. Tile effect flooring. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

Block paved driveway providing off road parking and landscaped rear gardens including a substantial summer house of timber construction.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

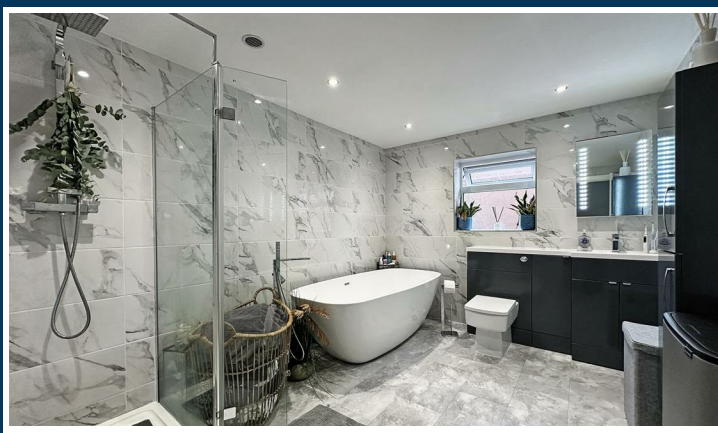
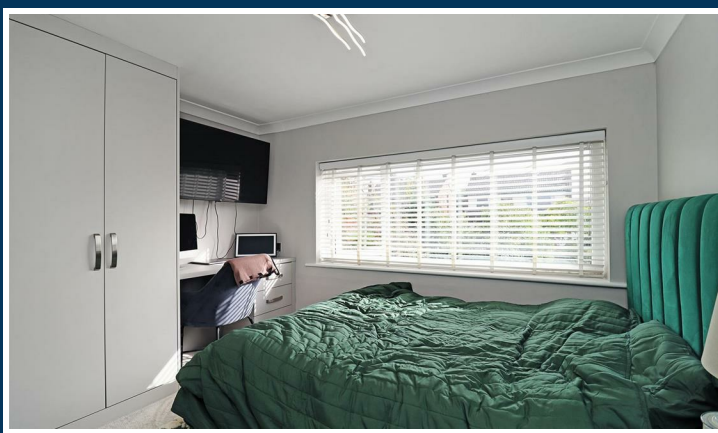
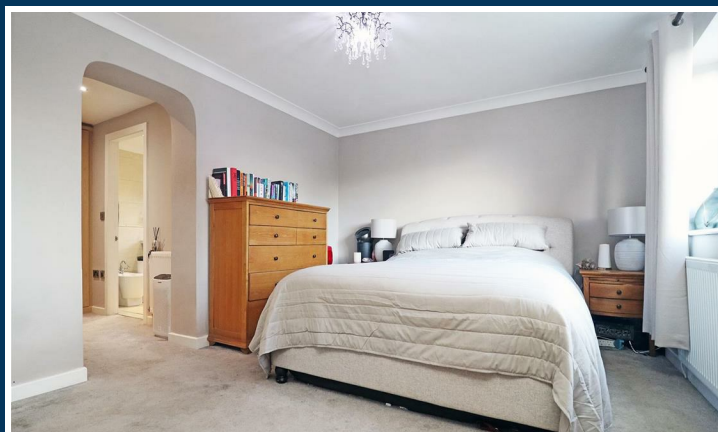
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

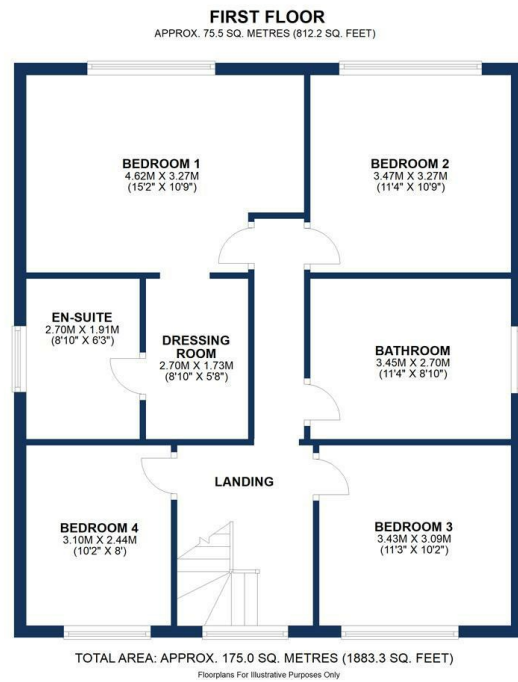
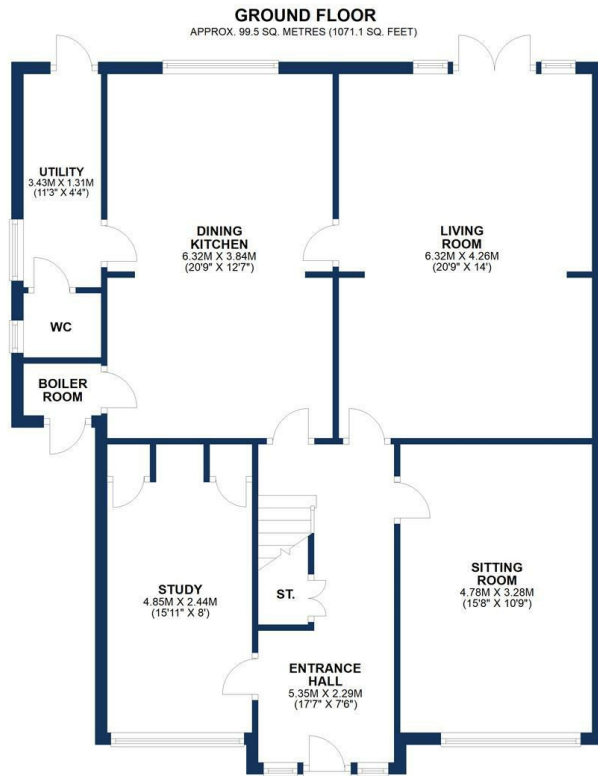
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NOTE

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



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