



14 BURNSIDE | HALE BARNES

OFFERS IN THE REGION OF £1,150,000

A fine individually designed detached family house positioned within a quiet tree lined cul de sac with southerly facing landscaped rear gardens. The superbly presented accommodation briefly comprises covered porch, entrance hall, cloakroom/WC, sitting room with feature fireplace, living room, contemporary dining kitchen with integrated appliances, utility room, office, primary bedroom and en suite bathroom/WC, three further double bedrooms and family bathroom/WC. Gas fired central heating, pressurised hot water system and double glazing. Attached double garage and off road parking. Impressive decked seating area approached from the sitting room and dining kitchen through bi-folding windows.

POSTCODE: WA15 0SG

DESCRIPTION

This fine individually designed detached family house was constructed by the highly regarded company, Burnham Building and occupies an enviable position set back from the main cul de sac arranged in a group of just five properties. Importantly with a southerly aspect at the rear to enjoy the sunshine throughout the day.

The beautifully presented interior has been carefully planned for both family living and formal entertaining with rooms of generous size incorporating quality fittings. Upon entering the feeling of space is apparent and the welcoming entrance hall leads onto an elegant sitting room with the focal point of a period style fireplace and bi-folding windows open onto the impressive decked seating area. The recently refitted kitchen features contemporary high gloss units complemented by quartz work-surfaces and integrated appliances and provides ample space for a dining suite alongside bi-folding windows which again open onto the substantial decked seating area. The adjoining family room is approached through double opening doors and overlooks the landscaped rear gardens through an oriel bay window. Furthermore, there is a useful utility room with access to the attached garage and cloakroom/WC. Completing the ground floor is a home office which may prove invaluable for those who choose to work from home

At first floor level the superb primary suite comprises spacious double bedroom with comprehensive range of fitted furniture and bathroom/WC complete with whirlpool bath and separate shower enclosure. There are three further excellent bedrooms, two of which benefit from fitted wardrobes, and family bathroom/WC.

Gas fired central heating and a pressurised hot water system have been installed together with double glazing throughout.

Externally the wide block paved driveway provides ample off road parking and the integral double garage has the added advantage of a remotely operated door. In addition there is gated access to both sides and the landscaped rear gardens are laid mainly to lawn with the aforementioned composite decked seating area flanked by chrome/glass balustrades which is ideal for entertaining during the summer months.

Hale Barns is well placed for access to the surround network of motorways and Manchester International Airport. The redeveloped Square within the village centre benefits from an Asda supermarket and Costa Coffee outlet. The property is also within the catchment area of highly regarded primary and secondary schools.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Stained glass/panelled hardwood front door set within matching side-screens. Block paving. External light point.

ENTRANCE HALL

12'9" x 10'6" (3.89m x 3.20m)

Turned spindle balustrade staircase to the first floor. Under-stair storage cupboard. Tiled floor. Cornice. Dado rail. Radiator. Double opening glazed doors to:

SITTING ROOM

21'11" x 11'9" (6.68m x 3.58m)

Period style fireplace surround with living flame/coal effect gas fire set upon a marble hearth flanked by leaded effect timber framed double glazed windows to the side. Provision for a wall mounted flatscreen television. Aluminium double glazed bi-folding windows to the rear. Tiled floor. Cornice. Radiator.

LIVING ROOM

12'9" x 11' (3.89m x 3.35m)

Provision for a wall mounted flatscreen television. Leaded effect timber framed double glazed oriel bay window to the rear. Tiled floor. Cornice. Radiator. Double opening glazed/panelled doors to:

DINING KITCHEN

22' x 12'2" (6.71m x 3.71m)

Fitted with a range of high gloss grey wall and base units beneath quartz work-surfaces and undermount composite sink with mixer tap and tiled splash-back. Integrated appliances include a double electric oven/grill, four ring gas hob with extractor/light above, microwave, larder fridge and dishwasher. Ample space for a dining suite. Aluminium double glazed bi-folding windows to the rear. Two opaque leaded effect timber framed double glazed windows to the side. Tiled floor. Recessed LED lighting. Coved cornice. Two contemporary style radiators.

UTILITY ROOM

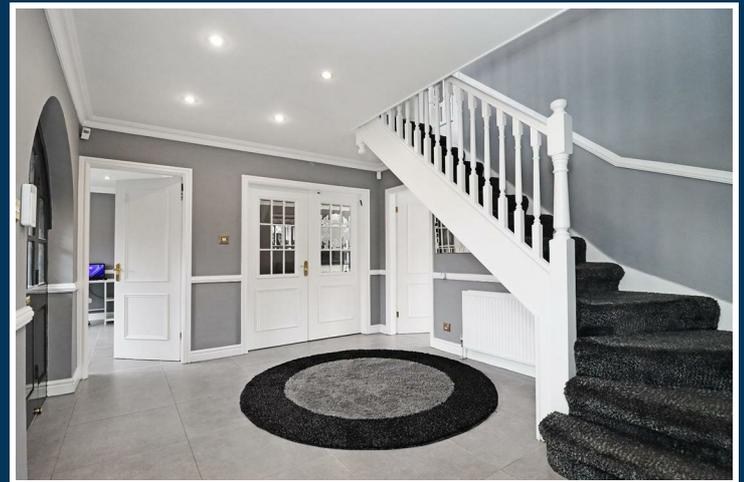
9'10" x 5'1" (3.00m x 1.55m)

Matching wall and base units, heat resistant work surfaces and stainless steel drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine and tumble dryer. Opaque leaded effect double glazed/panelled hardwood door to the side. Access to the attached garage. Tiled floor. Radiator.

OFFICE

11'9" x 8'1" (3.58m x 2.46m)

Leaded effect timber framed double glazed bay window to the front. Tiled floor. Coved cornice. Dado rail. Radiator.



CLOAKROOM/WC

6' x 5' (1.83m x 1.52m)

White/chrome pedestal wash basin with mixer tap and low-level WC. Opaque leaded effect timber framed double glazed window to the side. Partially tiled walls. Tiled floor. Heated towel rail.

FIRST FLOOR

LANDING

13'11" x 12'9" (4.24m x 3.89m)

Turned spindle balustrade. Leaded effect timber framed double glazed window to the front. Leaded effect timber framed double glazed bullseye window to the front. Airing cupboard with shelving and housing the pressurised hot water cylinder. Cornice. Dado rail. Radiator.

BEDROOM ONE

18'7" x 12'2" (5.66m x 3.71m)

Fitted with a comprehensive range of fitted furniture including wardrobes containing double hanging rails and shelving, drawers and matching dressing table. Leaded effect timber framed double glazed window to the rear. Two wall light points. Coved cornice. Dado rail. Two radiators.

EN SUITE BATHROOM/WC

9'7" x 9'1" (2.92m x 2.77m)

White/chrome suite comprising panelled whirlpool bath with mixer tap, two pedestal wash basins with mixer taps and low-level WC. Corner enclosure with thermostatic rain shower plus handheld attachment. Matching wall mounted cabinets. Opaque leaded effect timber framed double glazed window to the front. Tiled walls. Shaver point. Heated towel rail. Radiator.

BEDROOM TWO

14'8" x 11'10" (4.47m x 3.61m)

Fitted wardrobes flanking a matching twin pedestal dressing table. Fitted desk and drawers. Leaded effect timber framed window to the rear. Radiator.

BEDROOM THREE

13' x 11'9" (3.96m x 3.58m)

Fitted twin pedestal dressing table with cupboards above and matching wardrobes to both sides. Fitted desk and drawers. Leaded effect timber framed window to the front. Radiator.

BEDROOM FOUR

11'1" x 7'8" (3.38m x 2.34m)

Access to the boarded loft space with light and power supplies via a retractable ladder. Leaded effect timber framed window to the rear. Radiator.

FAMILY BATHROOM/WC

7'7" x 6'10" (2.31m x 2.08m)

Fully tiled and fitted with a white/chrome suite comprising panelled bath with mixer/shower tap, pedestal wash basin with mixer tap and low-level WC. Opaque leaded effect timber framed double glazed window to the rear. Recessed LED lighting. Heated towel rail. Radiator.

OUTSIDE

ATTACHED DOUBLE GARAGE

17'9" x 16'10" (5.41m x 5.13m)

Remotely operated up and over door. Floor standing boiler. Opaque leaded effect timber framed double glazed windows to both sides. Power supplies. Recessed LED lighting.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

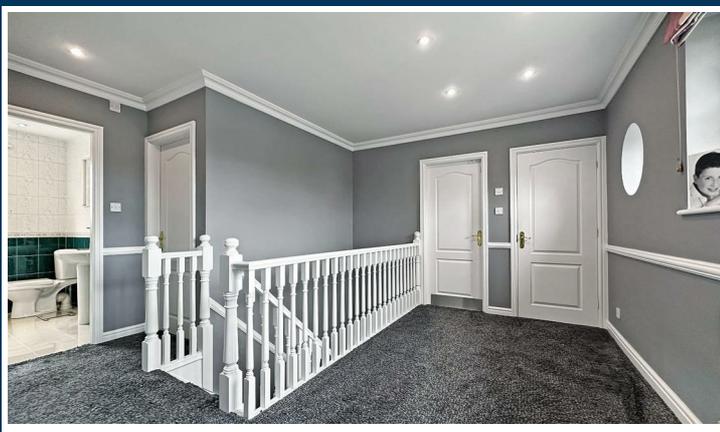
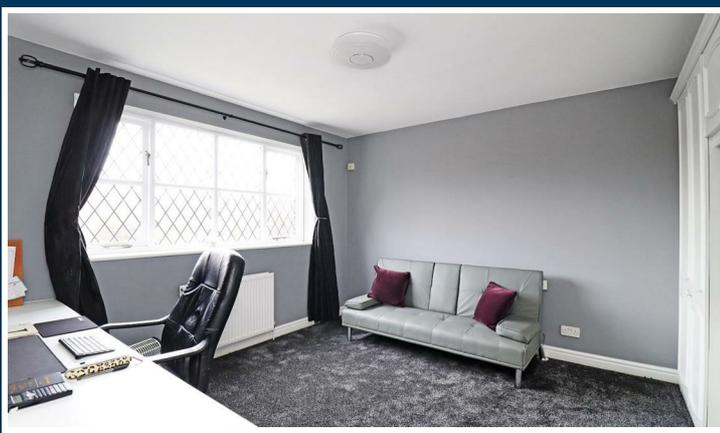
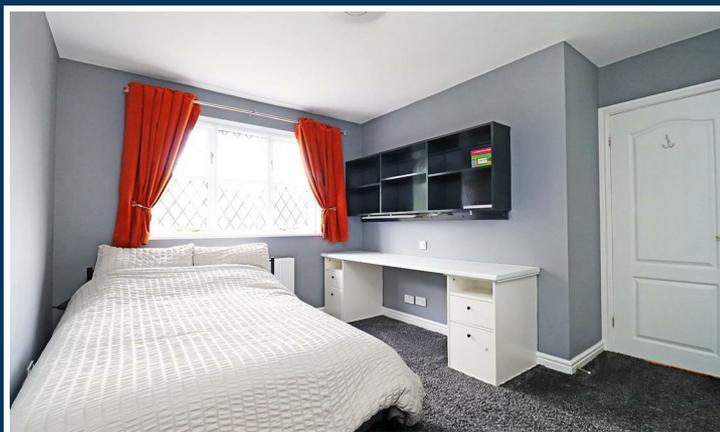
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £120.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX

Band G

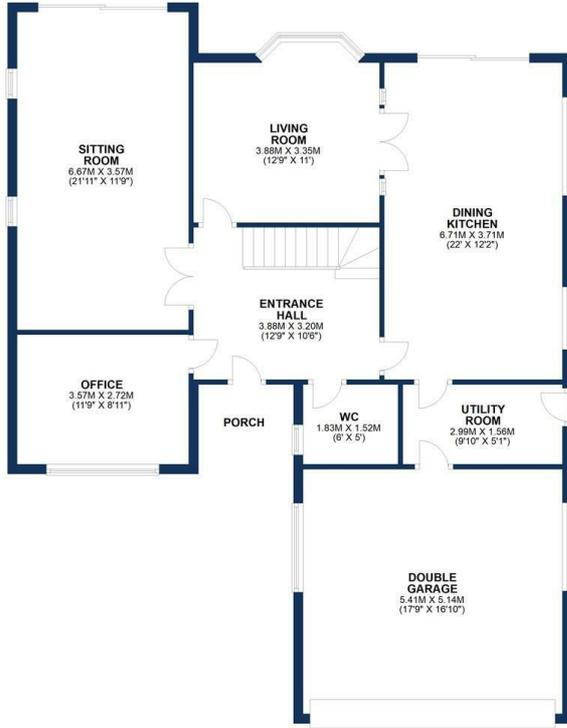
NOTE

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

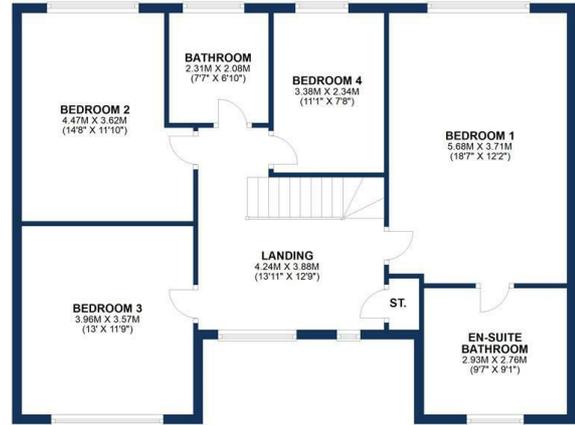


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GROUND FLOOR
APPROX. 128.1 SQ. METRES (1379.3 SQ. FEET)



FIRST FLOOR
APPROX. 87.2 SQ. METRES (938.9 SQ. FEET)



TOTAL AREA: APPROX. 215.4 SQ. METRES (2318.1 SQ. FEET)
Floorplans For Illustrative Purposes Only



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