



120 OLD MEADOW LANE | HALE

£385,000

A superbly proportioned bay fronted terraced family house with contemporary fittings and landscaped grounds. The well presented accommodation briefly comprises covered porch, entrance hall, spacious sitting room with feature fireplace, dining conservatory, fitted breakfast kitchen with integrated appliances, utility room/WC, primary bedroom with en suite shower room/WC, further double bedroom, generous single bedroom and bathroom/WC. Gas fired central heating and PVCu double glazing. Wide driveway providing off road parking. Southerly facing paved rear terrace and gardens laid to lawn. External brick-built store.

POSTCODE: WA15 8JZ

DESCRIPTION

Old Meadow Lane forms part of a popular residential location well placed for all amenities, within the catchment area of highly regarded schools and a little over a mile into the village of Hale with its range of individual shops, restaurants and bars and train station providing a commuter service into Manchester. In addition and less than a mile distance lies the revitalised village centre of Hale Barns which includes Asda supermarket and Costa Coffee. Furthermore, local shops are also available on Grove Lane.

This bay fronted family house has been improved and replanned over the years and is set well back from the carriageway beyond wrought iron gates and a wide block paved driveway. The landscaped rear gardens are laid to lawn and incorporates a substantial terrace which is ideal for entertaining during the summer months. Importantly with a southerly aspect to enjoy the sunshine throughout the day.

The accommodation is well presented throughout and features a naturally light sitting room with the focal point of a marble fireplace surround and living flame gas fire framed in chrome. The spacious contemporary kitchen is fitted with a matching breakfast bar alongside a range of integrated appliances and sliding windows open onto the dining conservatory which in turn leads onto the paved rear terrace through double opening French windows. Completing the ground floor is a useful utility room/WC.

At first floor level the excellent primary suite comprises generous double bedroom and well appointed shower room/WC. There is a further double bedroom, single bedroom with fitted wardrobes and fully tiled family bathroom/WC with white suite and chrome fittings.

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

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Opaque PVCu double glazed/panelled front door. External light point.

ENTRANCE HALL

Staircase with decorative wrought iron balustrade. Wood effect tiled floor. Radiator.

SITTING ROOM

14'2" x 12'7" (4.32m x 3.84m)

Marble fireplace surround/hearth and living flame gas fire framed in chrome. Fitted cupboards with shelving above flanking both sides of the chimney breast. PVCu double glazed bay window to the front. Wood effect flooring. Cornice. Radiator.

BREAKFAST KITCHEN

17'2" x 10'3" (5.23m x 3.12m)

Fitted with high gloss grey wall and base units beneath stone effect heat resistant work-surfaces/up-stands and composite drainer sink with mixer tap. Matching breakfast bar. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, four ring gas hob with tiled splash-back and angled chimney cooker hood above and dishwasher. Recess for an American style fridge/freezer. PVCu double glazed window to the rear. Wood effect tiled floor. Recessed LED lighting. Cornice. Radiator. PVCu double glazed sliding windows to:

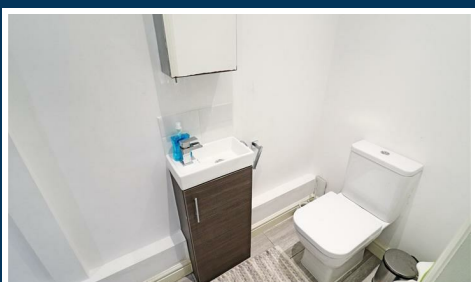
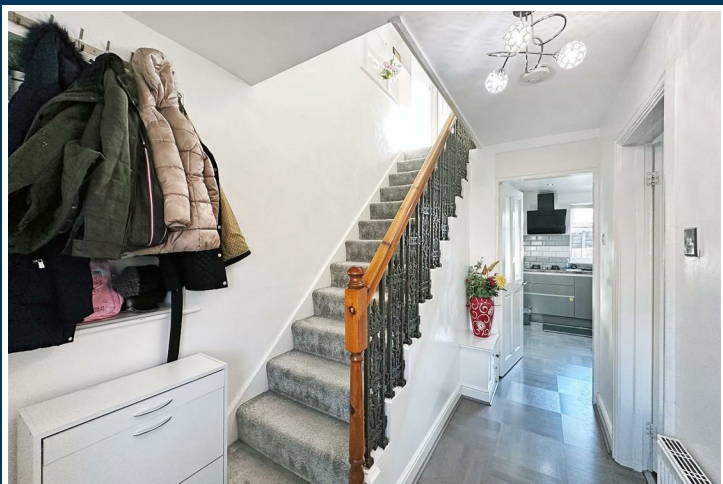
DINING CONSERVATORY

11'8" x 8'3" (3.56m x 2.51m)

Brick to the lower section, PVCu framed and double glazed beneath an opaque roof. French windows to the block paved rear terrace. Laminate wood flooring.

UTILITY ROOM/WC

White/chrome vanity wash basin with mixer tap and low-level WC. Space for an automatic washing machine. Tiled floor. Recessed LED lighting. Extractor fan.



FIRST FLOOR

LANDING

Decorative wrought iron balustrade. Recessed shelving. Loft access hatch.

BEDROOM ONE

12'8" x 10'3" (3.86m x 3.12m)

Provision for a wall mounted flat screen television. PVCu double glazed window to the rear. Recessed LED lighting. Radiator.

EN SUITE SHOWER ROOM/WC

White/chrome vanity wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic rain shower, body-jets and hand-held attachment. Tiled floor. Recessed LED lighting. Extractor fan.

BEDROOM TWO

12'8" x 10'8" (3.86m x 3.25m)

PVCu double glazed window to the front. Laminate wood flooring. Panelled dado. Radiator.

BEDROOM THREE

9'2" x 7'7" (2.79m x 2.31m)

Fitted wardrobe containing hanging rail and shelving. Additional recessed shelving. PVCu double glazed window to the front. Radiator.

BATHROOM/WC

7'10" x 5'4" (2.39m x 1.63m)

Fully tiled and fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, vanity wash basin with mixer tap and WC with concealed cistern. Opaque PVCu double glazed window to the rear. Recessed LED lighting. Chrome heated towel rail.

OUTSIDE

BRICK-BUILT STORE

With double opening timber doors and housing the wall mounted gas central heating boiler.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

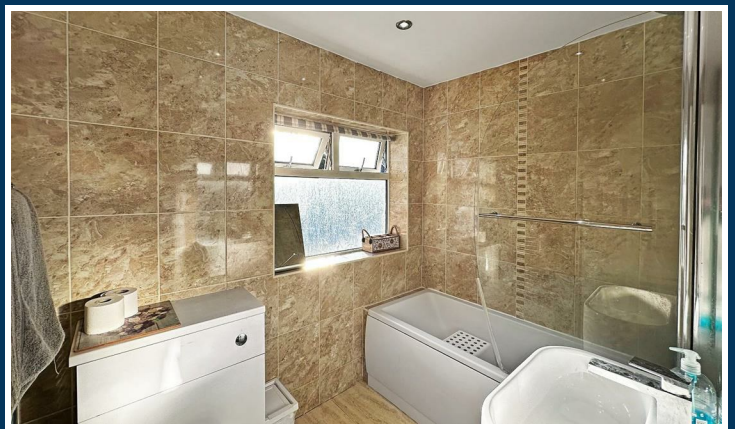
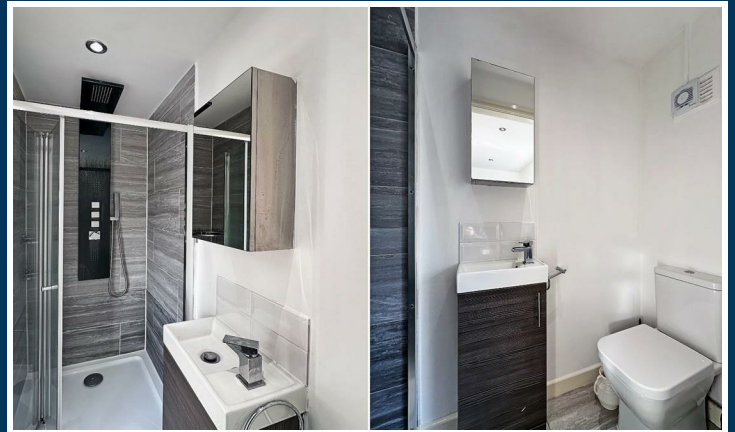
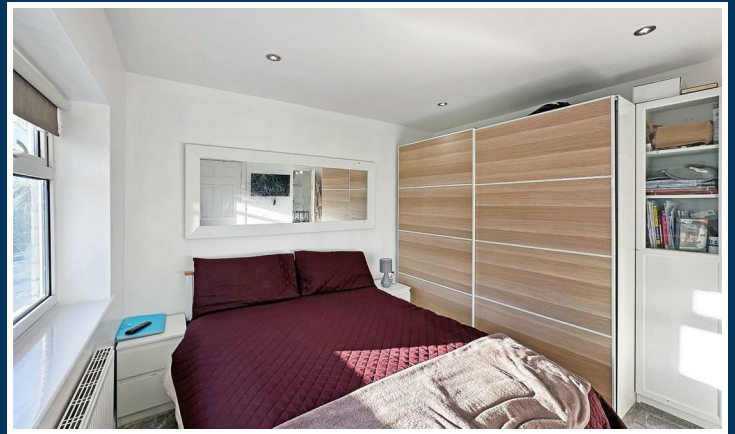
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £12.50 per annum. This should be verified by your Solicitor.

COUNCIL TAX

Band C

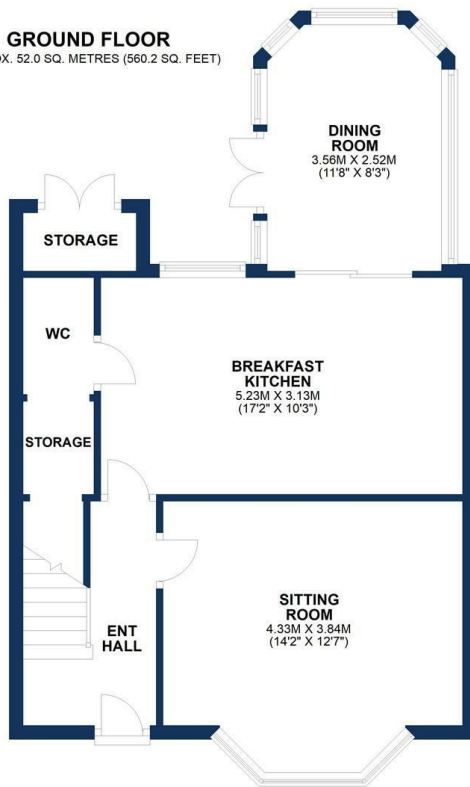
NOTE

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. 52.0 SQ. METRES (560.2 SQ. FEET)



TOTAL AREA: APPROX. 93.1 SQ. METRES (1002.6 SQ. FEET)
Floorplans For Illustrative Purposes Only

FIRST FLOOR
APPROX. 41.1 SQ. METRES (442.4 SQ. FEET)



HALE BARNS

292 HALE ROAD, HALE BARNS
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNS@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM