



## 6 COTTRELL ROAD | HALE BARNES

OFFERS OVER £680,000

A beautifully presented and extended detached bungalow with attractive westerly facing gardens to the rear - Further potential to extend into the loft to create 2 bedrooms/en suite subject to to approvals. PVCu double glazing, gas central heating and many recent improvements. Enclosed porch, entrance hall, sitting/dining room almost 23' in length, re-fitted kitchen with an extensive range of integrated appliances, morning room with double opening French windows to the garden. Master bedroom/en suite, second double bedroom, shower room/WC. Long driveway and detached brick garage. Excellent location.



**POSTCODE: WA15 0RT**

## DESCRIPTION

This fine detached bungalow is presented to exceptional standards, tastefully decorated throughout with the benefit of gas fired central heating and PVCu double glazing. Fittings of quality have been incorporated throughout including each of the shower rooms and the superb kitchen with an extensive range of units and integrated appliances.

The accommodation is approached through a PVCu double glazed enclosed porch with a bright and welcoming entrance hall beyond. The sitting/dining room is almost 23' in length and the property has been extended to the rear creating an additional living room with double opening French windows to the paved terrace and gardens.

The master suite includes a generous double bedroom and re-fitted shower room/WC. There is a second double bedroom and shower room/WC.

Externally a long paved driveway leads to the substantial detached garage.

The gardens are a feature incorporating a wide paved terrace with the lawn beyond and positioned to enjoy sunshine throughout the afternoon and evening.

The location is also ideal forming part of a highly regarded and sought after position well placed for shops within the village centre, motorways and Manchester International Airport.

## ACCOMMODATION

### GROUND FLOOR

#### PORCH

Recently constructed PVCu porch with a panelled/glazed door and leaded light effect double glazed inner door. Laminate flooring.

#### ENTRANCE HALL

**18'0" in length (5.49 in length)**

Built in cloaks cupboard. Laminate flooring. Concealed radiator. Loft access with a folding ladder.

#### SITTING ROOM

**22'9" x 12'7" (6.93 x 3.84)**

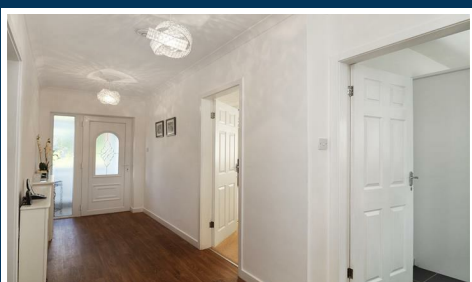
With a focal point of an attractive Minster style stone fireplace and hearth. To the front is a PVCu double glazed bow shaped oriel bay window. Cornice. Two radiators.

#### BREAKFAST KITCHEN

**12'9" x 12'0" (3.89 x 3.66)**

Re-fitted with high gloss white soft close doors beneath contrasting heat resistant work surfaces with a 1 ½ bowl inset sink, cupboards beneath and integrated dishwasher. Matching range of base and wall cupboard and integrated stainless steel gas hob with matching stainless steel extractor/light canopy above. Along one wall are tall units housing the Neff oven/grill, microwave and fridge freezer. There are also integrated washing machine and dryer.

A peninsular unit forms a breakfast bar for four. There are tiled surrounds and tiled floor. PVCu double glazed external door. Recessed low voltage lighting.



## MORNING ROOM/DINING ROOM

16'3" x 7'9" (4.95 x 2.36)

A substantial additional living room with double opening PVCu double glazed doors to the terrace and gardens. Tiled floor. Recessed low voltage lighting. Radiator.

## MASTER SUITE:

### BEDROOM 1

13'0" x 11'3" (3.96 x 3.43)

PVCu double glazed window overlooking the garden. Radiator.

### EN SUITE

Re-fitted in white/chrome including a tiled shower enclosure, low level WC and vanity unit with semi recessed wash basin and cupboard beneath. Non slip flooring. Extractor.

### BEDROOM 2

13'3" x 12'0" (4.04 x 3.66)

PVCu double glazed window. Radiator.

## SHOWER ROOM

Again re-fitted in white/chrome with a wide chrome/glass shower enclosure and thermostatic shower, semi recessed wash basin with cupboards and drawers beneath and low level WC. Chrome heated towel rail. Recessed low voltage lighting. Extractor. Non slip flooring.

## OUTSIDE

A long paved driveway leads to the:

## DETACHED GARAGE

19'0" x 9'3" (5.79 x 2.82)

Up and over door. Light and power supplies.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

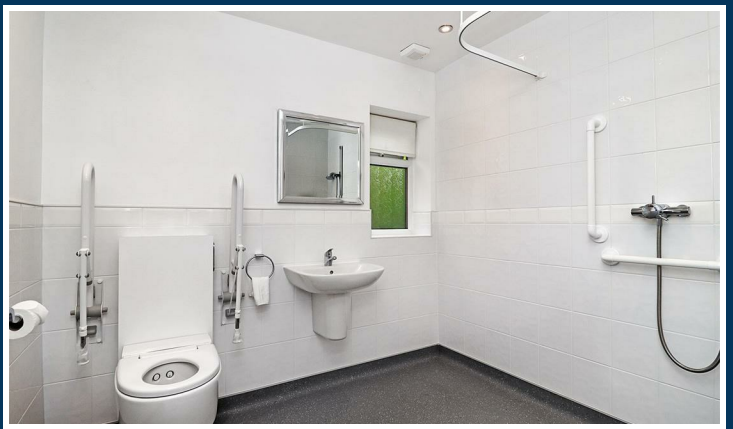
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## TENURE

We are informed the property is leasehold and subject to a ground rent of £16.00 per annum. This should be verified by your Solicitor.

## NOTE

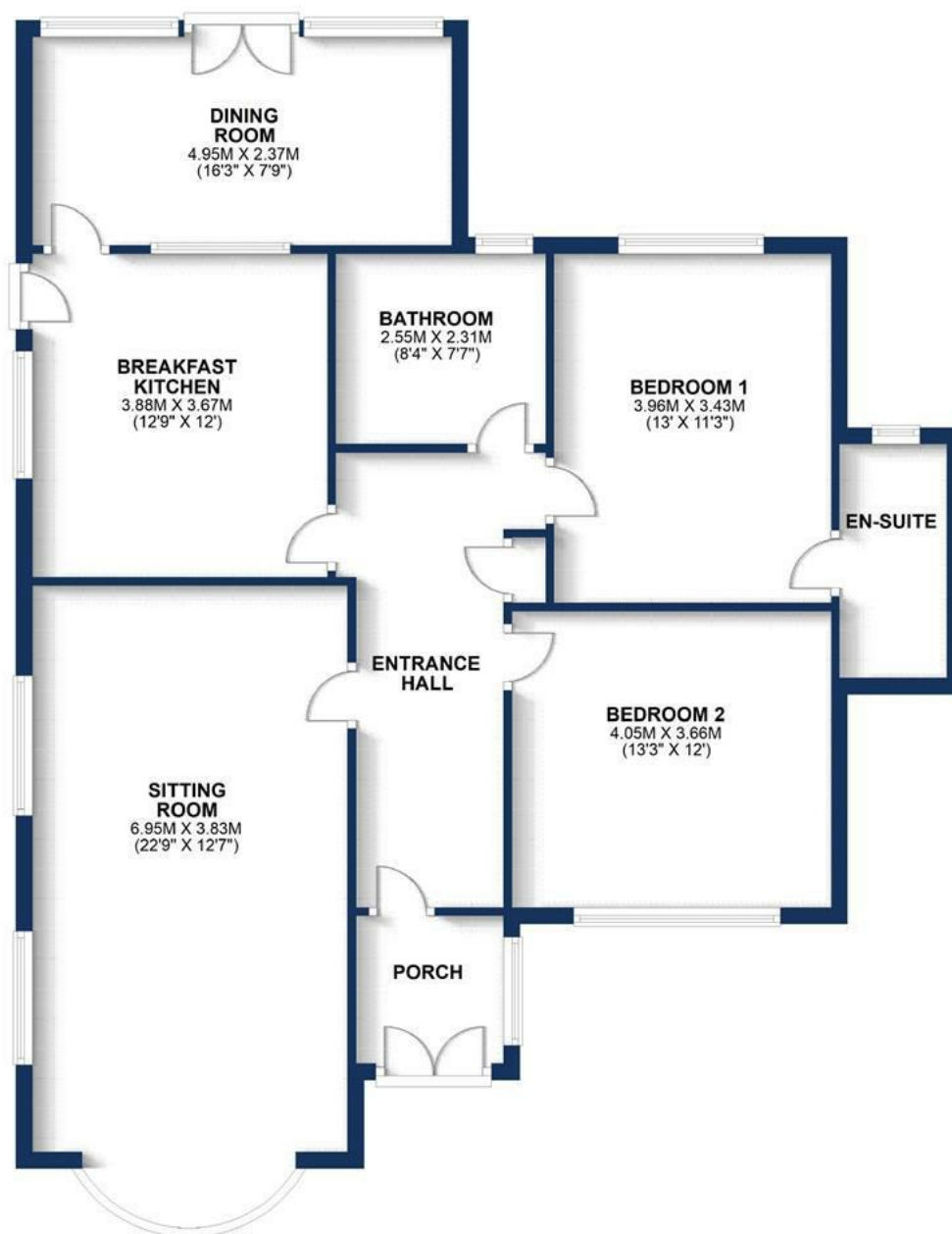
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 110.0 SQ. METRES (1183.7 SQ. FEET)



TOTAL AREA: APPROX. 110.0 SQ. METRES (1183.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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