



## 131 CHAPEL LANE | HALE BARNs

OFFERS IN THE REGION OF £749,000

\*\*\*NO ONWARD CHAIN\*\*\*

An extended traditional bay fronted detached family house occupying an excellent mature plot within this favoured locality. The superbly presented accommodation briefly comprises enclosed porch, entrance hall, dining room with feature fireplace, sitting room with French windows to the paved rear terrace, study/family room, fitted kitchen with integrated appliances, cloakroom/WC, three excellent double bedrooms and modern bathroom/WC. Gas fired central heating and PVCu double glazing. Driveway providing ample off road parking. Attached garage. Tree lined rear gardens laid mainly to lawn and approximately 100' in length. Much further potential subject to approval.

**POSTCODE: WA15 0SW**

## DESCRIPTION

This traditional bay fronted detached family house is set well back from the tree lined carriageway and occupies an enviable position within this ever popular location. Surrounding properties include detached houses of varying design within well maintained grounds all of which combine to create an attractive setting.

The property stands in a superb site with a high degree of privacy and stone paved terrace which is ideal for entertaining during the summer months. The expanse of lawn beyond is surrounded by mature screening and, although easily maintained, is approximately 100' in length.

The accommodation has been considerably improved by extensions to the side and rear and incorporates rooms of generous size including a superb sitting room with the focal point of an attractive period style fireplace alongside French windows opening onto the delightful rear gardens. In addition to an elegant formal dining room, there is a well proportioned study which may prove invaluable for those who choose to work from home or be utilised as a further reception room. The fitted kitchen benefits from a range of integrated appliances and the rear hall leads onto a cloakroom/WC.

At first floor level there are three excellent double bedrooms and modern bathroom/WC with white suite and chrome fittings.

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

Externally the block paved driveway provides ample off road parking and there is a substantial attached garage.

Hale Barns is well placed for access to the surrounding network of motorways and Manchester International Airport. The property also lies within the catchment area of highly regarded primary and secondary schools and close proximity to the revitalised village centre which includes Asda supermarket and Costa Coffee.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed/panelled door set within a matching surround. Tiled floor.

#### ENTRANCE HALL

Opaque leaded effect/panelled front door. Staircase to the first floor. Bamboo flooring. Coved cornice. Vertical radiator.

#### DINING ROOM

**13'9" x 11' (4.19m x 3.35m)**

Stone fireplace surround with marble insert/hearth and living flame/coal effect gas fire framed in chrome. PVCu double glazed bay window to the front. Bamboo flooring. Two wall light points. Coved cornice. Radiator.

#### SITTING ROOM

**17'4" x 12'2" (5.28m x 3.71m)**

Period style fireplace surround with marble insert/hearth and living flame/coal effect gas fire. PVCu double glazed French windows flanked by matching windows opening onto the rear terrace. Two wall light points. Coved cornice. Radiator.

#### STUDY/FAMILY ROOM

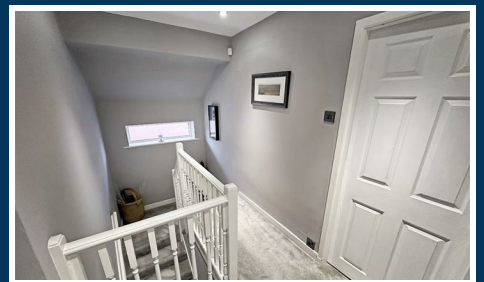
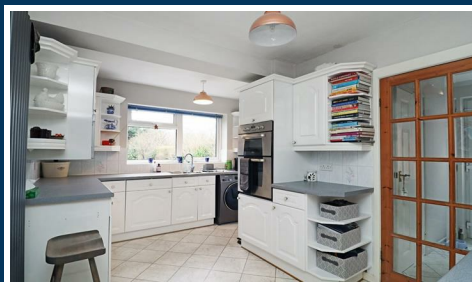
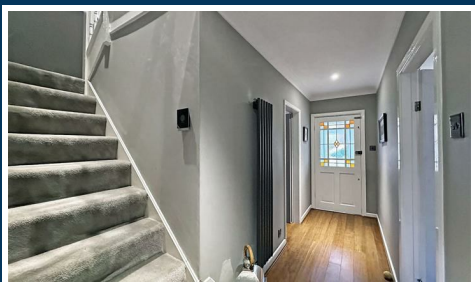
**15'7" x 8' (4.75m x 2.44m)**

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

#### KITCHEN

**13'7" x 12'5" (4.14m x 3.78m)**

Fitted with a range of matching wall and base units beneath heat resistant work-surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include a double electric oven/grill, four ring ceramic hob with extractor fan/light above, microwave oven, fridge and freezer. Recess for an automatic washing machine. PVCu double glazed window to the rear. Opaque PVCu double glazed window to the side. Tiled floor. Vertical radiator.



## REAR HALL

Storage cupboard with shelving. Opaque PVCu double glazed/panelled door to the side. Tiled floor.

## CLOAKROOM/WC

Wall mounted wash basin and low-level WC. Opaque PVCu double glazed window to the side. Tiled floor. Electric heater.

## FIRST FLOOR

### LANDING

Access to the loft space via a retractable ladder. Turned spindle balustrade. Opaque PVCu double glazed window to the side. Recessed LED lighting.

### BEDROOM ONE

15'1" x 11' (4.60m x 3.35m)

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

### BEDROOM TWO

12'2" x 9'10" (3.71m x 3.00m)

PVCu double glazed window to the front. Radiator.

### BEDROOM THREE

11' x 10'8" (3.35m x 3.25m)

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

## BATHROOM/WC

8'5" x 7'7" (2.57m x 2.31m)

Fitted with a modern white/chrome suite comprising panelled bath with mixer/shower tap and electric shower/screen above set within tiled surrounds, vanity wash basin with mixer tap and low-level WC. Linen closet with shelving. Opaque PVCu double glazed windows to the side and rear. Slate effect tiled floor. Recessed LED lighting. Heated towel rail.

## OUTSIDE

### ATTACHED GARAGE

19'5" x 8'6" (5.92m x 2.59m)

Oak effect up and over door. Wall mounted gas central heating boiler. Opaque PVCu double glazed/panelled door to the rear. Light and power supplies.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

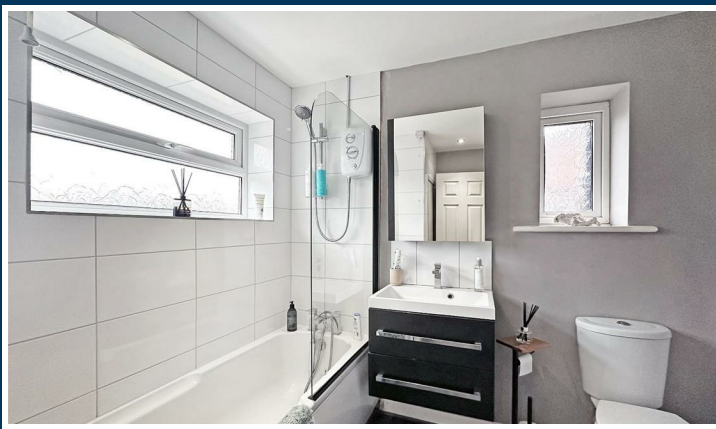
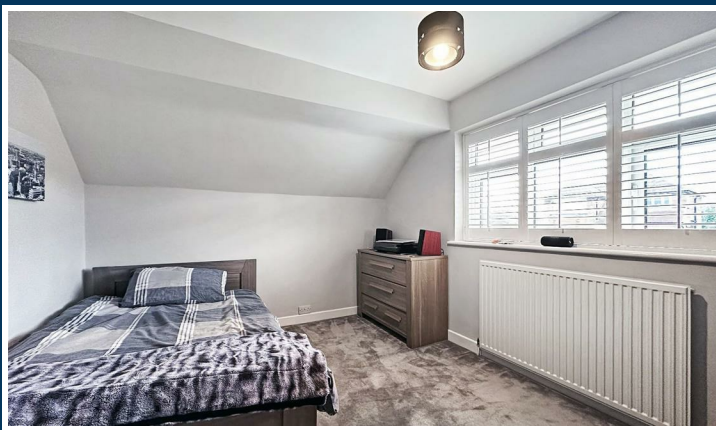
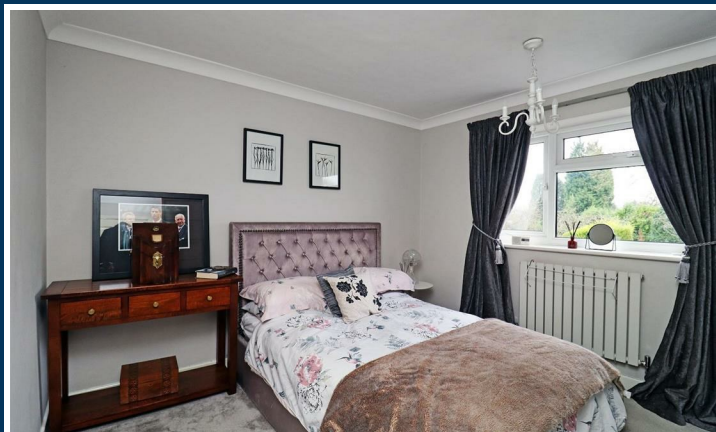
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band F.

## NOTE

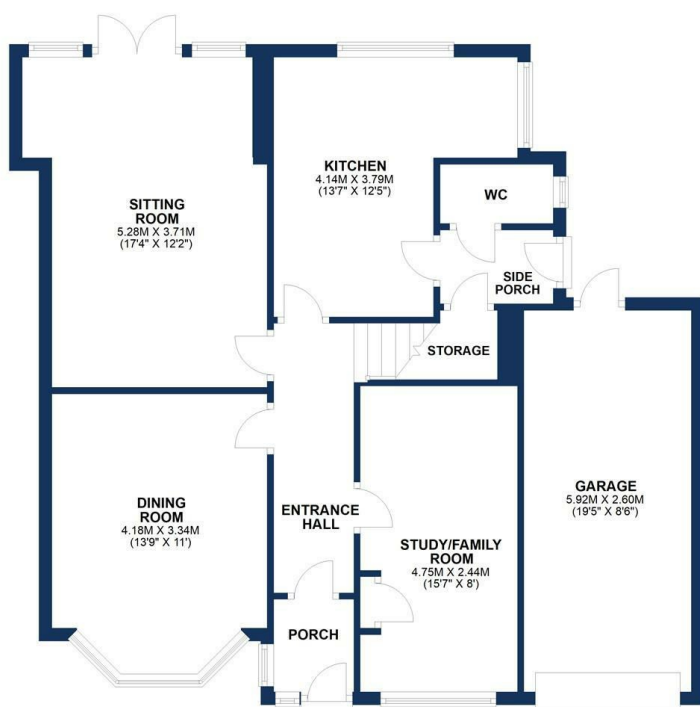
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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### GROUND FLOOR

APPROX. 85.7 SQ. METRES (922.4 SQ. FEET)



### FIRST FLOOR

APPROX. 49.3 SQ. METRES (530.4 SQ. FEET)



TOTAL AREA: APPROX. 135.0 SQ. METRES (1452.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



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