



37 MELROSE CRESCENT | HALE

£750,000

An extended, replanned and refurbished modern detached family house with much sought after open plan living space. The superbly presented accommodation briefly comprises enclosed porch, entrance hall, sitting room with feature fireplace, stunning living/dining kitchen with bi-folding windows opening onto the gardens, cloakroom/WC, three genuine double bedrooms and well appointed bathroom/WC with separate shower enclosure. Gas fired central heating and PVCu double glazing. Integral garage with utility area. Driveway providing off road parking. Landscaped grounds incorporating a rear terrace, expanse of lawn and additional paved seating area. Ideal location adjacent to Halecroft Park.

POSTCODE: WA15 8NL

DESCRIPTION

This modern detached family house has been extended and refurbished by the current owners to create stunning open plan living space with the benefit of quality fittings alongside well conceived planning and superb interior design.

The beautifully presented accommodation is approached beyond an enclosed porch and entrance hall which in turn leads onto an elegant sitting room with the focal point of a recessed fireplace and stone hearth set beneath a natural wood mantel. Pocket-doors allow access to the spacious and naturally light living/dining kitchen with vaulted ceiling, glazed gable and bi-folding windows which open onto the exceptional rear gardens. The kitchen is fitted with Shaker style units complemented by quartz work-surfaces and integrated appliances and, importantly, features a substantial matching centre island with breakfast bar. Completing the ground floor is a modern cloakroom/WC and the integral garage incorporates a useful utility area.

At first floor level there are three genuine double bedrooms each with delightful views and the bathroom is fitted with a traditional style white suite complete with roll-top bath and separate shower enclosure.

Gas fired central heating has been installed together with PVCu double glazing. Furthermore, there is underfloor heating to the living/dining kitchen and bathroom/WC.

The grounds include a paved rear terrace which is ideal for entertaining during the summer months and there is an additional stone paved seating area to take advantage of the sunshine. The expanse of lawn is surrounded by timber retained flowerbeds and a fence/hedge perimeter provides screening. There is also off road parking provided within the driveway.

Melrose Cresnet lies within the higher part of the development and contains a variety of detached houses set beyond the grass verge and tree lined carriageway within plots that would be considered exceptional by today's standards. The property is positioned opposite the entrance to Halecroft Park with its range of sports facilities, open spaces, ornamental gardens and play facilities. In addition, local shops are available within the revitalised shopping centre of Hale Barns and the position is also ideal being within the catchment area of the highly regarded Well Green Primary/Nursery School.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Opaque PVCu double glazed door and matching side-screen. Tiled floor.

ENTRANCE HALL

Opaque glazed/panelled hardwood front door. Spindle balustrade staircase to the first floor. Wood effect Karndean flooring. Space for hanging coats and jackets. Radiator.

SITTING ROOM

14'10" x 10'10" (4.52m x 3.30m)

Recessed fireplace with natural wood mantel and stone hearth. PVCu double glazed window to the front. Four wall light points. Radiator. Double opening pocket-doors to:

LIVING/DINING KITCHEN

26'9" x 21'6" (8.15m x 6.55m)

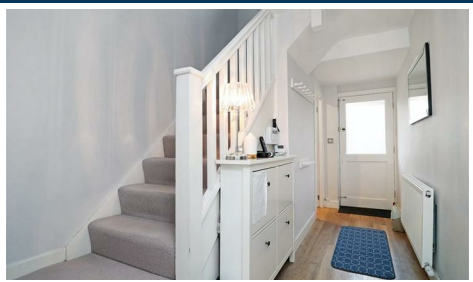
With clearly defined areas and planned to incorporate:

LIVING AREA

Provision for a wall mounted flat-screen television. PVCu double glazed door to the paved rear terrace flanked by a matching window. Wood effect Karndean flooring. Recessed LED lighting. Underfloor heating.

DINING KITCHEN

Fitted with Shaker style wall and base units beneath quartz work-surfaces. Matching centre island with double bowl Belfast sink, mixer tap and Quooker instant hot water tap. Breakfast bar. Pantry unit. Recess for a range cooker beneath a canopy cooker hood. Integrated appliances include a fridge/freezer, dishwasher and wine/drinks cooler. Aluminium double glazed bi-folding windows to the rear and matching glazed gable above. Aluminium double glazed picture window to the side. Two velux windows. Wood effect Karndean flooring. Recessed LED lighting. Underfloor heating.



CLOAKROOM/WC

White/chrome vanity wash basin with mixer tap and low-level WC. Opaque timber framed window to the front. Wood effect Karndean flooring. Recessed LED lighting. Chrome heated towel rail.

FIRST FLOOR

LANDING

Spindle balustrade. Access to the boarded loft space via a folding ladder. PVCu double glazed window to front.

BEDROOM ONE

14'8" x 9'5" (4.47m x 2.87m)

PVCu double glazed window to the rear. Radiator.

BEDROOM TWO

12' x 9'5" (3.66m x 2.87m)

PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

10'10" x 10' (3.30m x 3.05m)

PVCu double glazed window to the front. Radiator.

BATHROOM/WC

10' x 8' (3.05m x 2.44m)

Fitted with a traditional white/chrome suite comprising roll-top bath with mixer/shower tap, vanity wash basin with mixer tap and low-level WC. Wide tiled enclosure with thermostatic rain shower plus handheld attachment. Opaque PVCu double glazed window to the side.

OUTSIDE

INTEGRAL GARAGE

15'9" x 8'9" (4.80m x 2.67m)

Utility area with Shaker style units, heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Wall mounted gas central heating boiler. Light and power supplies. Opaque PVCu double glazed/panelled door to the side. Opaque PVCu double glazed window to the side.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

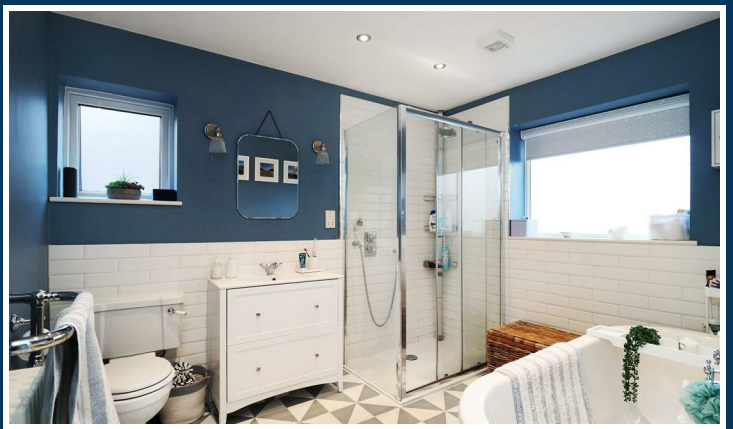
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

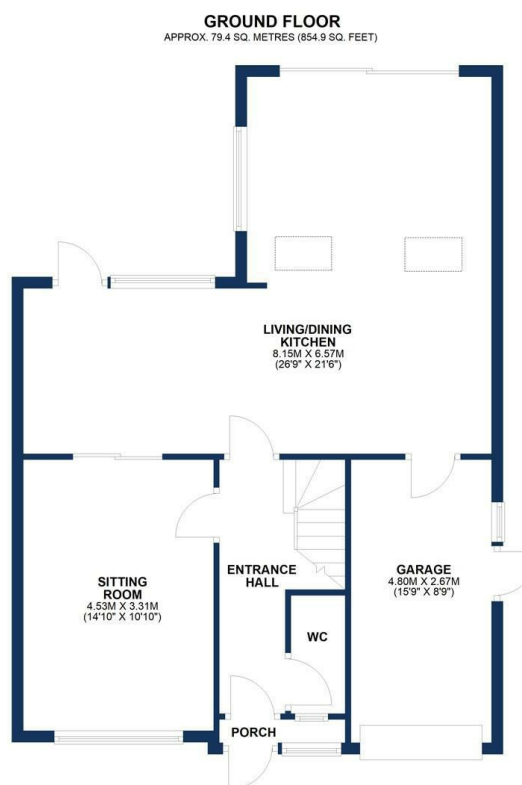
Band F.

NOTE

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



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



TOTAL AREA: APPROX. 128.5 SQ. METRES (1383.2 SQ. FEET)
Floorplans For Illustrative Purposes Only



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