



25 KNUTSFORD VIEW | HALE BARNES

£300,000

NO ONWARD CHAIN

An extended and superbly proportioned late Victorian end of terrace house positioned well back from the road in a private setting but within walking distance of the revitalised village centre of Hale Barnes. The well presented accommodation briefly comprises enclosed porch, sitting room, dining room, fitted kitchen with integrated appliances, cloakroom/WC, two excellent bedrooms and bathroom/WC. Paved terrace and south facing lawned gardens.

POSTCODE: WA15 8SU

DESCRIPTION

This late Victorian end of terrace house has been extended over the years and is tucked away in a private setting well back from Hale Road and offers well presented accommodation which is superbly proportioned throughout with the benefit of gas fired central heating and PVCu double glazing.

Although ready for immediate occupation there is an opportunity to remodel to individual taste.

Approached beyond an enclosed porch and hardwood front door there is a spacious sitting room with a rear hallway leading onto the separate dining room. The fitted kitchen benefits from a range of integrated appliances and an inner lobby provides access to the well appointed cloakroom/WC.

At first floor level the primary bedroom overlooks the lawned gardens whilst to the rear there is an additional bedroom and bathroom/WC with white suite and chrome fittings.

Externally to the front there are long gardens laid mainly to lawn and a paved terrace which is ideal for entertaining during the summer months importantly with a southerly aspect to enjoy the sunshine throughout the day.

The location is ideal being within walking distance of Hale Barns village centre and also lying within the catchment area of highly regarded primary and secondary schools.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

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

SITTING ROOM

14'7" x 14'3" (4.45m x 4.34m)

Opaque glazed/panelled front door and transom light. PVCu double glazed window to the front. Radiator.

INNER HALLWAY

Under-stair storage cupboard with space for hanging coats and jackets. Radiator.

DINING ROOM

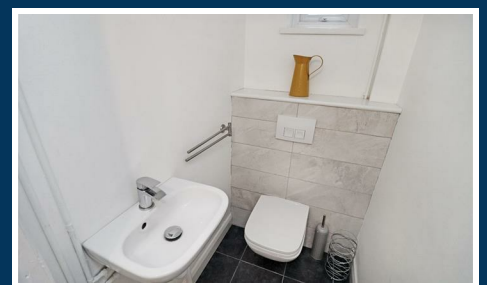
12'7" x 9'7" (3.84m x 2.92m)

PVCu double glazed window to the side. Radiator

KITCHEN

13'11" x 12'5" (4.24m x 3.78m)

Fitted with white base units beneath wood effect heat resistant work surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, four ring ceramic hob and dishwasher. Space for a fridge/freezer. Recess for an automatic washing machine. Wall mounted gas central heating boiler. PVCu double glazed/panelled door to the rear. PVCu double glazed window to the rear. Recessed LED lighting. Radiator.



INNER LOBBY

Tiled floor. Radiator.

CLOAKROOM/WC

White/chrome wall mounted wash basin and cantilevered WC with concealed cistern set within a tiled surround. Opaque PVCu double glazed window to the rear. Tiled floor.

FIRST FLOOR

LANDING

Spindle balustrade. Loft access hatch.

BEDROOM ONE

14'7" x 10'1" (4.45m x 3.07m)

PVCu double glazed window to the front. Radiator.

BEDROOM TWO

18'6" x 7'6" (5.64m x 2.29m)

PVCu double glazed window to the rear. Radiator.

BATHROOM/WC

12'6" x 6'1" (3.81m x 1.85m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap plus electric shower and screen above set within tiled surrounds, pedestal wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting. Extractor fan. Radiator.

OUTSIDE

South facing paved terrace and lawned gardens to the front.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

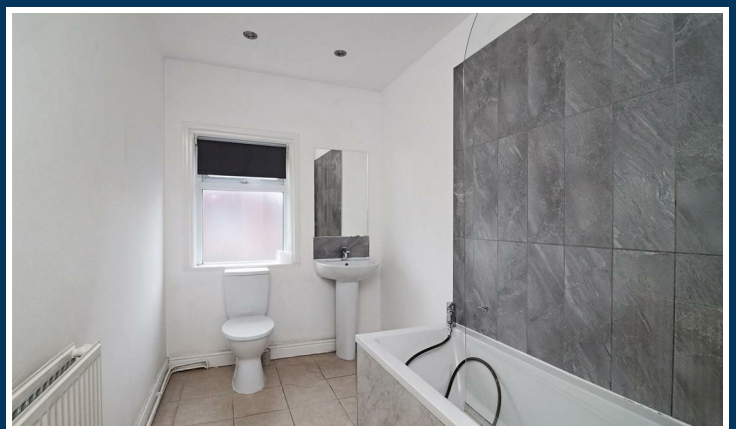
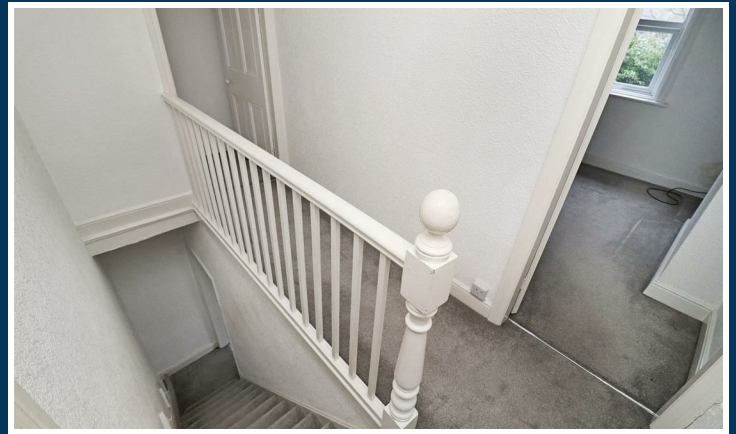
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £1.50 per annum. This should be verified by your Solicitor.

COUNCIL TAX

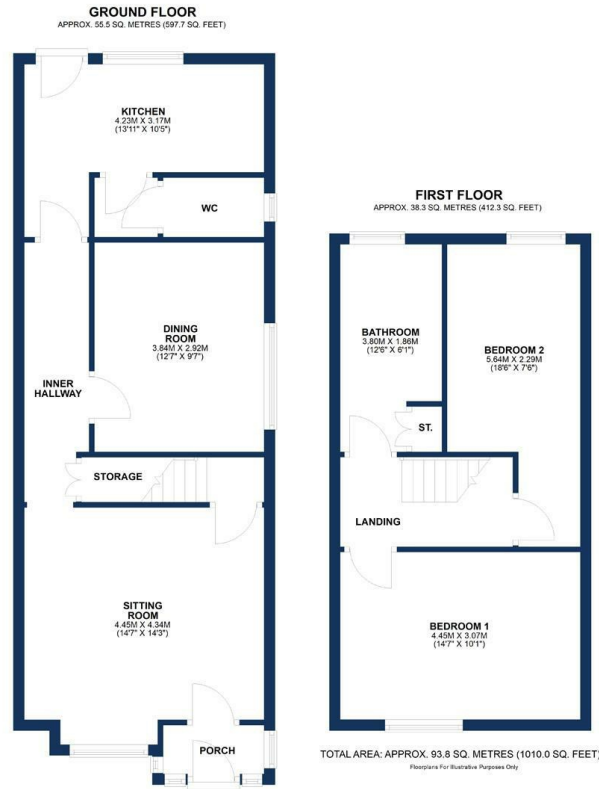
Band D

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.



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