



## 7 GREENGATE | HALE BARNES

£750,000

\*\*\*NO ONWARD CHAIN\*\*\* This detached family home is superbly proportioned and maintained throughout yet represents an exciting opportunity to re-model to individual taste and extend subject to relevant permissions being obtained. The accommodation briefly comprises recessed porch, entrance hall, bay fronted dining room, extended sitting room with doors onto the rear gardens, kitchen leading onto the second garage, three excellent bedrooms and shower room with separate WC. Externally there is ample off road parking within the driveway which also provides access to the two garages. To the rear the gardens incorporate a patio seating area with extensive lawns beyond. Viewing is highly recommended to appreciate the potential on offer.



**POSTCODE: WA15 0SN**

## DESCRIPTION

This spacious detached family home occupies an enviable position within this popular locality.

The accommodation is well proportioned and maintained throughout and benefits from gas central heating and double glazing. A recessed porch leads onto the entrance hall which has a separate cloaks cupboard and provides access onto all ground floor rooms which feature a bay fronted dining room whilst to the rear is a superb extended sitting room with access onto the rear patio with lawned gardens beyond. The ground floor accommodation is completed by the fitted kitchen which provides access onto the second garage which has doors to the front and rear and also access to the boiler cupboard.

To the first floor there are three excellent double bedrooms all benefitting from fitted wardrobes and serviced by the shower room with separate WC.

Externally the flagged driveway to the front provides off road parking and access to both garages. The garages have double doors to the front and the second garage has access to the rear garden.

Immediately to the rear and accessed via the sitting room is a large patio seating area with extensive lawns beyond with mature hedge and fence borders. There is also access to further storage areas to the side.

Although a substantial family home the property lends itself to further development subject to the necessary approvals being obtained.

An exciting opportunity and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

#### ENTRANCE HALL

Glass panelled front door. Radiator. Telephone point. Stairs to first floor. Cloaks cupboard.

#### DINING ROOM

**13'9" x 11'0" (4.19m x 3.35m)**

With PVCu double glazed bay window to the front. Radiator. Ceiling cornice. Wall mounted gas fire. Sliding glass panelled door to:

#### SITTING ROOM

**19'5" x 11'0" (5.92m x 3.35m)**

With sliding PVCu double glazed doors leading onto the rear patio with extensive lawns beyond. Opaque leaded and stained effect PVCu window to the side. Television aerial point. Radiator. Ceiling cornice.

#### KITCHEN

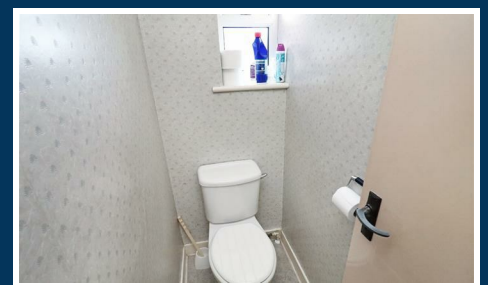
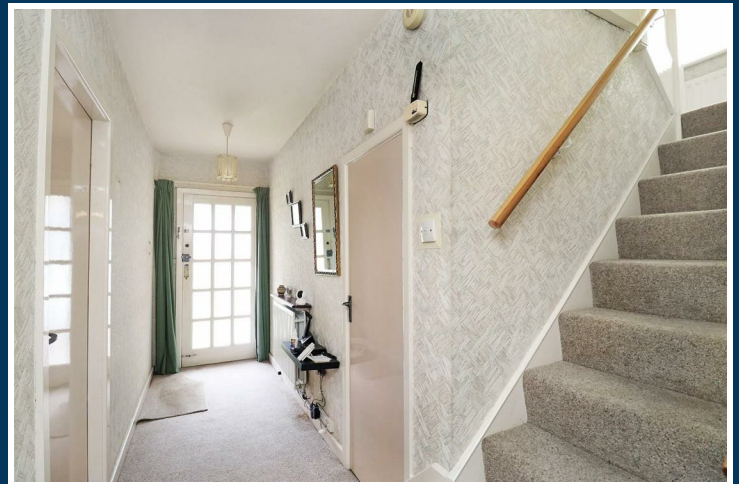
**15'8" x 8'6" (4.78m x 2.59m)**

Fitted with a range of wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven with separate grill. Four ring gas hob with stainless steel extractor hood. Space for fridge freezer, washing machine and dryer. PVCu double glazed window to the rear. Tiled splashback. Ceiling cornice. Door to garage 2.

### FIRST FLOOR

#### LANDING

Opaque PVCu double glazed window to the side. Radiator. Loft access hatch.



## BEDROOM 1

14'8" x 11'1" (4.47m x 3.38m)

PVCu double glazed window to the front. Radiator. Ceiling cornice. Television aerial point. Wardrobe.

## BEDROOM 2

11'1" x 10'9" (3.38m x 3.28m)

PVCu double glazed window to the rear. Fitted wardrobes and dressing table. Airing cupboard. Radiator.

## BEDROOM 3

12'5" x 10'2" (3.78m x 3.10m)

PVCu double glazed window to the front. Radiator. Fitted wardrobe and dressing table.

## SHOWER ROOM

8'8" x 5'7" (2.64m x 1.70m)

With shower enclosure and pedestal wash hand basin. Opaque PVCu double glazed window to the rear. Tiled walls. Radiator.

## SEPARATE WC

With WC and opaque PVCu double glazed window to the side.

## OUTSIDE

## GARAGE 1

16'2" x 8'0" (4.93m x 2.44m)

With double doors to the front.

## GARAGE 2

25'2" x 11'8" (7.67m x 3.56m)

Doors to the front and rear. Access to boiler room housing gas central heating boiler.

To the front of the property the flagged drive provides off road parking and has adjacent lawned gardens.

Immediately to the rear is a patio seating area with extensive lawns beyond with mature hedge and fence borders. There is access to further storage areas to one side.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

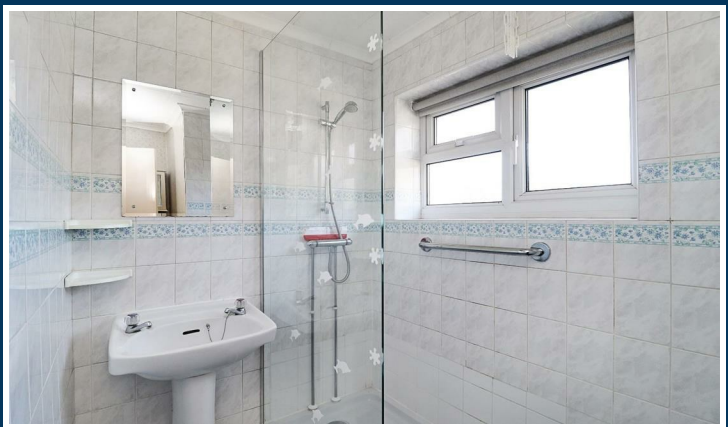
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## TENURE

We are informed the property is Freehold . 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.

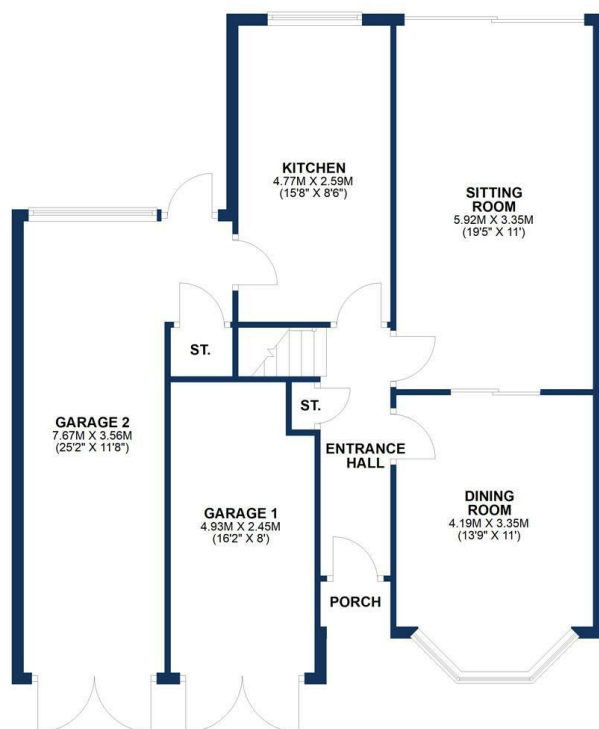


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### GROUND FLOOR

APPROX. 90.3 SQ. METRES (972.4 SQ. FEET)



### FIRST FLOOR

APPROX. 52.5 SQ. METRES (565.1 SQ. FEET)



TOTAL AREA: APPROX. 142.8 SQ. METRES (1537.5 SQ. FEET)

Floorplan for illustrative purposes only



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