



345 HALE ROAD | HALE BARNES
OFFERS IN THE REGION OF £350,000

NO ONWARD CHAIN

An attractive and superbly proportioned period end of terrace house positioned adjacent to the revitalised village centre. The accommodation briefly comprises enclosed porch, entrance hall, two spacious reception rooms, fitted dining kitchen with Shaker style units and integrated appliances, rear porch, utility room, cellar chamber with further potential, three excellent bedrooms and bathroom/WC. Gas fired central heating and double glazing. Private rear gardens.

POSTCODE: WA15 8SX

DESCRIPTION

This attractive bay fronted end of terraced house was constructed around the turn of the last century and occupies an excellent location approximately 100 yards distance from the revitalised village centre which now includes Asda supermarket and Costa Coffee. Hale Barns is well placed for access to the surrounding network of motorways and Manchester International Airport and lies within the catchment area of highly regarded primary and secondary schools.

The property has obviously been well cared for and although ready for immediate occupation, there is an opportunity to remodel to individual taste and create additional living space within the basement, subject to obtaining the relevant approval.

The accommodation is approached beyond an enclosed porch which opens onto an entrance hall with turned spindle balustrade to the first floor. Positioned toward the front there is a spacious living room with the focal point of contemporary fireplace and double opening sliding doors reveal a separate sitting room with modern feature fireplace. Overlooking the gardens at the rear is a dining kitchen fitted with high gloss white Shaker style units and integrated appliances and an adjacent utility room provides access to the basement. In addition, a rear porch leads onto the private courtyard.

The basement comprises two storage areas and a generous cellar chamber which offers much further potential.

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

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

Externally to the front the courtyard is well screened from the carriageway whilst to the rear the private paved gardens benefit from a variety of mature shrubs and surrounding trees.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Double glazed/panelled hardwood door set beside a matching window. Timber framed window to the side. Tile effect flooring.

ENTRANCE HALL

12'8" x 5'9" (3.86m x 1.75m)

Opaque glazed/panelled hardwood front door. Turned spindle balustrade staircase to the first floor. Space for hanging coats and jackets. Cornice. Radiator.

LIVING ROOM

14'5" x 10'5" (4.39m x 3.18m)

Contemporary log/flame effect electric fire. Double glazed bay window to the front. Cornice. Radiator. Double opening glazed sliding doors to:

SITTING ROOM

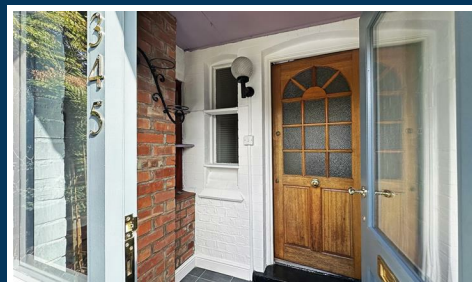
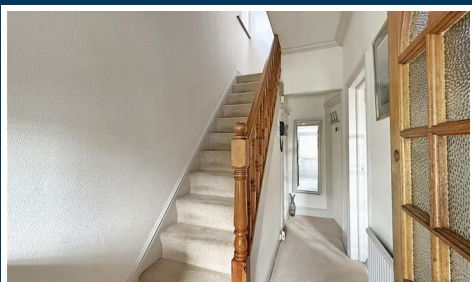
11'10" x 11' (3.61m x 3.35m)

Wall mounted contemporary flame effect electric fire. Built-in units and shelving flanking the chimney breast. Radiator. Archway to:

DINING KITCHEN

14'2" x 8' (4.32m x 2.44m)

Fitted with high gloss white Shaker style wall and base units beneath heat resistant work-surfaces and inset 1 ½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, four ring gas hob with chimney cooker hood above and fridge. Space for a table and chairs. Double glazed window to the rear. Tiled floor. Radiator. PVCu double glazed/panelled door to:



REAR PORCH

PVCu double glazed/panelled door to the rear gardens. Double glazed window to the rear. Tiled floor.

UTILITY ROOM

9'3" x 4'11" (2.82m x 1.50m)

Space for an automatic washing machine and freezer. Wall mounted gas central heating boiler. Wall units and shelving.

BASEMENT

CELLAR CHAMBER

14' x 10'10" (4.27m x 3.30m)

Double glazed window to the front. Light and power supplies.

FIRST FLOOR

LANDING

Opaque double glazed window to the side. Turned spindle balustrade.

BEDROOM ONE

12' x 10'6" (3.66m x 3.20m)

Double glazed window to the front. Wall light point. Radiator.

BEDROOM TWO

11'11" x 7'10" (3.63m x 2.39m)

Double glazed window to the rear. Radiator.

BEDROOM THREE

8'10" x 8' (2.69m x 2.44m)

Double glazed window to the rear. Laminate wood flooring. Radiator.

BATHROOM/WC

5'5" x 5'1" (1.65m x 1.55m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap and screen above, wall mounted wash basin and low-level WC. Built-in cupboard with shaver point. Opaque double glazed window to the front. Heated towel rail.

OUTSIDE

Private paved gardens with mature borders.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

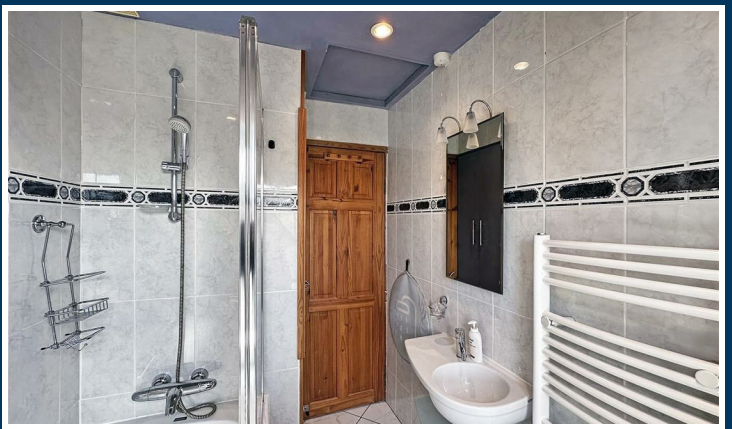
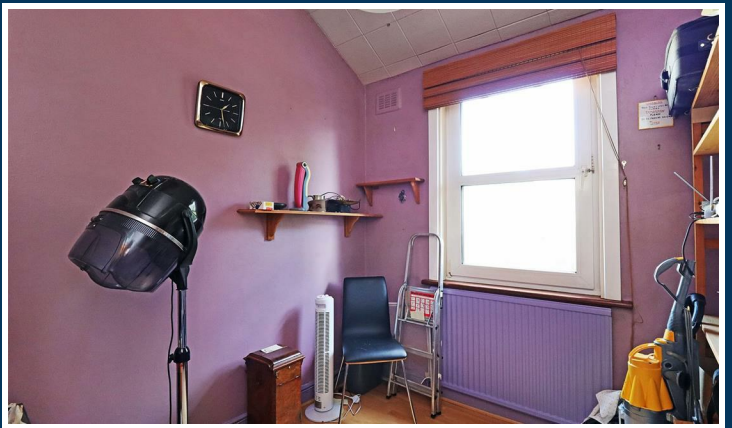
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

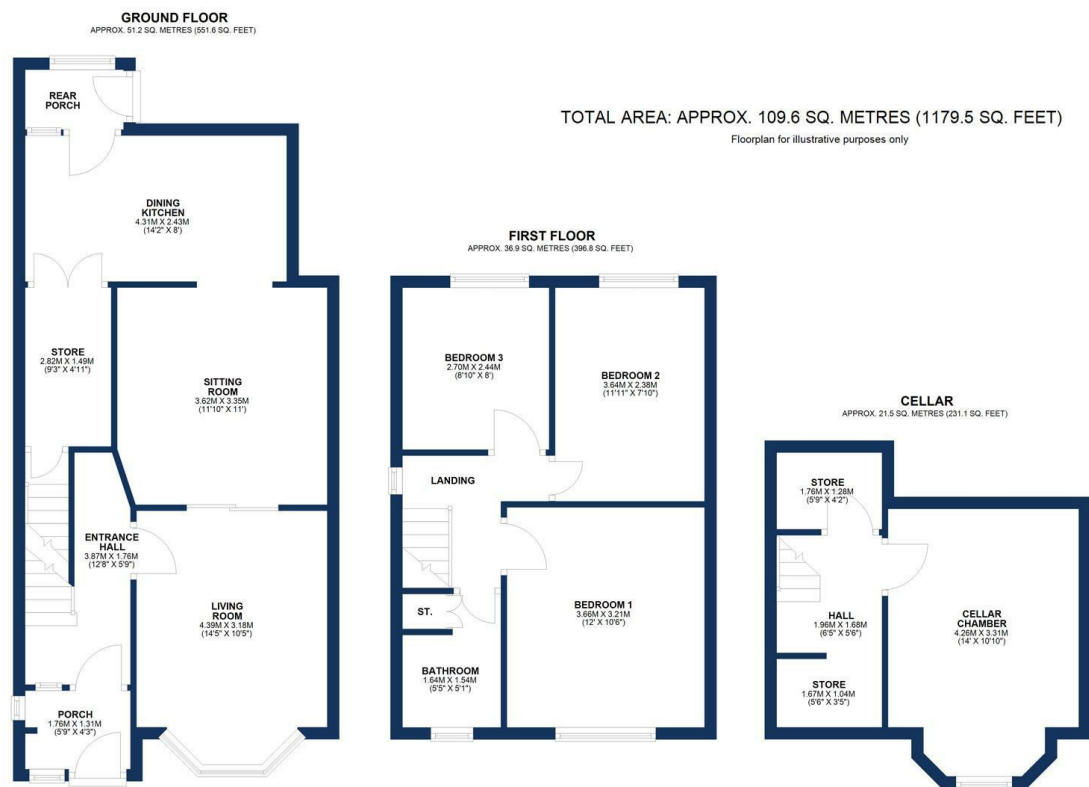
Band C.

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