



## 5 FINCHALE DRIVE | HALE

£450,000

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

Occupying an excellent position within this popular cul de sac a superbly proportioned semi detached bungalow with southerly facing lawned rear gardens. The well presented accommodation briefly comprises entrance hall, living/dining room with feature fireplace, sitting room opening onto the rear terrace, fitted breakfast kitchen, study, ground floor double bedroom and bathroom/WC, two first floor double bedrooms and shower room/WC. Substantial eaves storage. Gas fired central heating and PVCu double glazing. Driveway providing off road parking and detached garage. Ideal location approximately half a mile from the village of Hale Barns and an opportunity to remodel to individual taste.



**POSTCODE: WA15 8NH**

## DESCRIPTION

Finchale Drive is a sought after cul de sac development containing bungalows of similar age, set well back beyond the grass verge and tree lined carriageway. The delightful surroundings are further enhanced by mature landscaped gardens, all of which combine to create an attractive setting. Although obviously well cared for there is an opportunity to remodel to individual taste and many of the bungalows have been extended or re-planned and subsequently there is much further potential, subject to obtaining the relevant approval.

The property is well placed for the revitalised village centre of Hale Barns which includes Asda supermarket and Costa Coffee and just a short walk from the popular Halecroft Park. The location is also within the catchment area of highly regarded primary and secondary schools and there is easy access to the surrounding motorway network and Manchester Airport.

This double fronted semi detached bungalow is approached beyond a pattern impressed driveway which extends to the side providing ample off road parking plus access to the detached garage.

The accommodation includes a central hallway adjoining both the breakfast kitchen and living/dining room. The spacious reception room features a marble fireplace surround with living flame gas fire and the kitchen is fitted with Shaker style units complemented by wood effect work surfaces and provides ample space for a breakfast table. There is also an adjacent study which may prove invaluable for those who choose to work from home

An inner hall leads onto the naturally light sitting room with sliding windows which open onto the paved rear terrace which is ideal for entertaining during the summer months. In addition, there is a generous double bedroom with built-in wardrobes and a bathroom/WC at ground floor level.

To the first floor two excellent double bedrooms with dormer windows are served by a shower room/WC and there are two substantial eaves storage areas.

Externally at the rear the well maintained gardens are laid mainly to lawn with well stocked borders and importantly a southerly aspect to enjoy the sunshine throughout the day.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Opaque double glazed/panelled PVCu front door. Wall unit and meters cupboard.

#### LIVING/DINING ROOM

**18'7" x 12'8" (5.66m x 3.86m)**

Marble fireplace surround and living flame/coal effect gas fire framed in brass. Wide PVCu double glazed window to the front. Radiator.

#### BREAKFAST KITCHEN

**15'5" x 8'9" (4.70m x 2.67m)**

Fitted with Shaker style wall and base units beneath wood effect heat resistant work-surfaces/up-stands and inset stainless steel drainer sink with mixer tap. Recess for a gas cooker with integrated extractor fan/light above. Recess for a fridge and automatic washing machine. Space for a table and chairs. Opaque glazed door to the side. PVCu double glazed windows to the front and side. Wood effect flooring. Radiator.

#### STUDY

**8'9" x 7'5" (2.67m x 2.26m)**

Wall unit and built-in shelving. PVCu double glazed window to the side. Radiator.

#### INNER HALL

Staircase to the first floor.

#### SITTING ROOM

**11'10" x 10'10" (3.61m x 3.30m)**

Double glazed sliding windows to the rear terrace. Two wall light points. Radiator.



## BEDROOM ONE

14'4" x 10'7" (4.37m x 3.23m)

Built-in wardrobe containing hanging railing and shelving. PVCu double glazed window to the rear. Coved cornice. Radiator.

## BATHROOM/WC

8'9" x 4'9" (2.67m x 1.45m)

Fitted with a white/chrome suite comprising panelled bath, pedestal wash basin and low-level WC. Opaque PVCu double glazed window to the side. Partially tiled walls. Radiator.

## FIRST FLOOR

### LANDING

Built-in linen and storage cupboards with shelving.

## BEDROOM TWO

14'6" x 10'1" (4.42m x 3.07m)

PVCu double glazed window to the rear. Wall light point. Radiator.

## BEDROOM THREE

11'8" x 11' (3.56m x 3.35m)

PVCu double glazed window to the rear. Radiator.

## SHOWER ROOM/WC

10'5" x 6' (3.18m x 1.83m)

Vanity wash basin and low-level WC. Tiled shower cubicle with electric shower. Full length storage cupboard. Opaque PVCu double glazed window to the side. Partially tiled walls. Radiator.

## EAVES STORAGE AREA ONE

9'9" x 10'7" (2.97m x 3.23m)

## EAVES STORAGE AREA TWO

11'7" x 7'8" (3.53m x 2.34m)

Wall mounted gas central heating boiler.

## OUTSIDE

Detached garage.

## 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

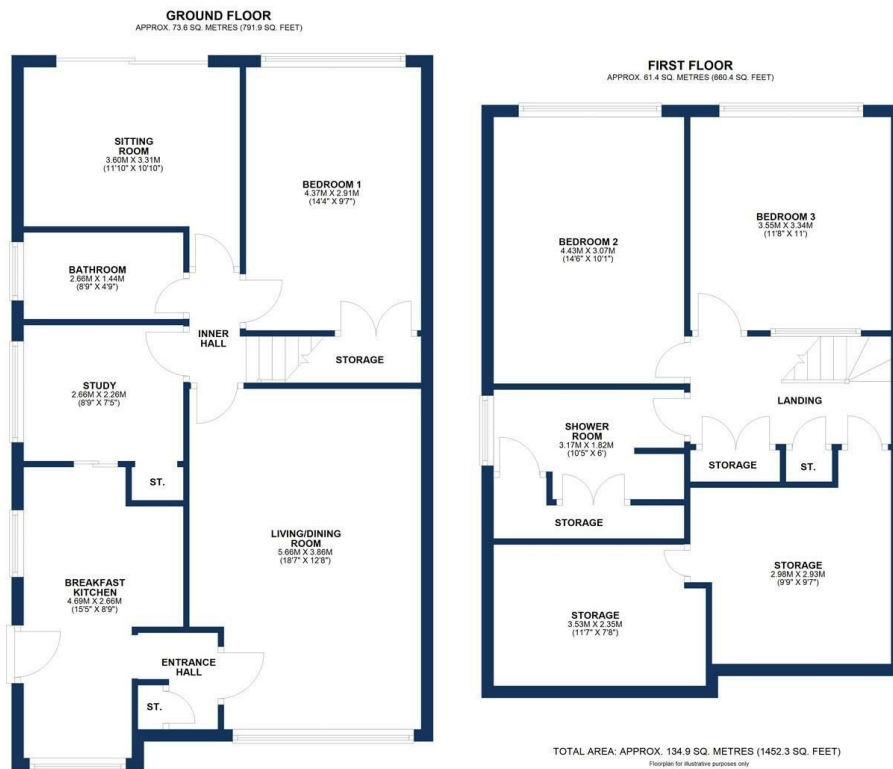
Band E.

## NOTE

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



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