



**JUNE CORNER 3 HAWLEY DRIVE | HALE BARNES**

**OFFERS IN THE REGION OF £2,000,000**

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

Occupying an exceptional site in this highly favoured location a substantial individually designed detached family house which would benefit from refurbishment but creating an opportunity for a superb home in one of the most prestigious positions.



**POSTCODE: WA15 0DP**

## DESCRIPTION

This fine double fronted detached family house stands within tree lined grounds amongst other recently completed exceptional homes all combining to create a superb setting.

The accommodation is approached through a wide entrance hall with the partly galleried landing above and opens into the three reception rooms, sun lounge and fitted breakfast kitchen. A side hallway opens into a laundry room and leisure area complete with a hot tub, shower, sauna and store room.

To the first floor are five bedrooms, bathroom/WC and shower room/WC. Externally there is a substantial detached two car garage. In addition there is ample parking within the driveway.

Halebarns is well placed for all amenities with access to the M56 motorway approximately 1 mile away and with local shops in the revitalised village centre which include a supermarket and Costa Coffee. The property is also within the catchment area of the highly regarded Elmridge Primary and Nursery School, St Ambrose College and a little over a 1/2 mile distant is the Cheshire Greenbelt with country walks towards the Bollin Valley.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

**15'0" x 10'6" (4.57m x 3.20m)**

With the spindle balustrade staircase to one side beneath the galleried landing. Under stairs store.

#### CLOAKROOM

Half tiled walls, vanity unit with inset wash basin and cupboard beneath and low level WC.

#### SITTING ROOM

**21'3" x 15'0" widening to 23'0" (6.48m x 4.57m widening to 7.01m)**

An L shaped room with a focal point of a period style fireplace surround with marble insert and hearth. Cornice and ceiling moulding. Access to:

#### SUN LOUNGE

**15'0" x 8'9" (4.57m x 2.67m)**

Double opening French windows to the terrace and gardens beyond.

#### FAMILY ROOM/STUDY

**14'0" x 11'0" (4.27m x 3.35m)**

Recessed fireplace alcove with a marble surround.

#### DINING ROOM

**18'92 x 11'3" (5.49m x 3.43m)**

Decorative wall and ceiling mouldings.

#### BREAKFAST ROOM/KITCHEN

**14'3" x 14'0" (4.34m x 4.27m)**

Inset 1 1/2 bowl stainless steel sink to heat resistant work surface with cupboards beneath. Matching range of base and wall cupboards and integrated ceramic hob with extractor above, build under oven/grill. Fitted corner seat and table. Tiled floor.

#### SIDE HALLWAY TO:

WC





## LAUNDRY ROOM

8'9" x 11'3" (2.67m x 3.43m)

Single drainer stainless steel sink with cupboards beneath. Plumbing for washing machine.

## LEISURE AREA

With tiled walls and floor and incorporating a hot tub, shower and sauna together with a store room.

## FIRST FLOOR

### GALLERIED LANDING

Spindle balustrade.

### BEDROOM 1

21'0" x 15'3" (6.40m x 4.65m)

Range of fitted furniture.

### BEDROOM 2

11'9" x 10'0" (3.58m x 3.05m)

Vanity unit with inset wash basin. Fitted wardrobes.

### BEDROOM 3

14'0" x 11'6" (4.27m x 3.51m)

### BEDROOM 4

14'9" x 13'0" (4.50m x 3.96m)

### BEDROOM 5

13'0" x 7'9" (3.96m x 2.36m)

Vanity unit with inset wash basin.

Linen cupboard.

## BATHROOM

Tiled walls, whirlpool panelled bath, semi recessed wash basin with cupboard beneath, bidet and low level WC.

## SHOWER ROOM

Tiled walls. Shower enclosure fitted with a thermostatic shower, recessed wash basin with cupboard beneath, bidet and low level WC.

## OUTSIDE

### DETACHED BRICK DOUBLE GARAGE

Additional parking within the driveway.

## SERVICES

All main 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 "H"

## NOTE

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



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