



29 CLAY LANE | ALTRINCHAM

OFFERS OVER £700,000

A beautifully presented and extended semi detached family house built to a traditional bay fronted design with stunning open plan living space and westerly facing landscaped rear gardens. The superbly proportioned accommodation briefly comprises entrance hall, spacious sitting room with attractive feature fireplace, contemporary living/dining kitchen with integrated appliances and bi-folding windows to the decked seating area, utility room, cloakroom/WC, four first floor bedrooms, luxurious family bathroom/WC with free-standing bath and walk-in shower and second floor double bedroom with en suite shower room/WC. Gas fired central heating and PVCu double glazing. Off road parking and garage.

POSTCODE: WA15 8PJ

DESCRIPTION

This exceptionally well presented bay fronted semi detached house has been extended and refurbished to create stunning open plan living space and unusually there are delightful views across open countryside to the front aspect. This traditional family home is set well back beyond the grass verge and tree lined carriageway and the grounds are certainly a feature. The beautifully landscaped rear gardens are approached beyond French windows and bi-folding windows from the living/dining kitchen and there is a full width composite decked seating area which is ideal for entertaining during the summer months. The carefully designed surroundings incorporate raised flower beds, well stocked borders and are laid mainly to lawn and importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

Internally the wide entrance hall leads onto a spacious sitting room with the focal point of an attractive fireplace surround and log effect/bioethanol living flame fire. In addition, there is provision for media with fitted units to the chimney breast recess. The stunning open plan living/dining kitchen is fitted with contemporary units complemented by quartz work-surfaces and a full range of integrated appliances. There is a matching centre island creating a division from the living/dining area and large areas of glazing create a naturally light interior. Furthermore, there is a useful utility room with access to the integral garage and a well appointed cloakroom/WC completes the ground floor.

At first floor level there are three excellent double bedrooms, a generous single bedroom and luxurious fully tiled family bathroom/WC complete with free-standing bath and walk-in shower. The loft space has been converted to form a remarkable suite comprising double bedroom with access to eaves storage and en suite shower room/WC.

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

Externally there is an integral garage with remotely operated door and the wide block paved driveway provides parking for two cars.

The location is ideal being less than a mile from the revitalised shopping centre of Hale Barns which includes Asda supermarket and Costa Coffee and within the catchment area of the highly regarded Wellgreen Primary/Nursery School. The locality also includes easy access to the surrounding network of motorways and Manchester International Airport, Hale Country Club & Spa with luxury health, wellness and fitness facilities and Ringway Golf Club.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

15'9" x 6'1" (4.80m x 1.85m)

Wood grain effect composite front door with opaque PVCu double glazed side-screen. Spindle balustrade staircase to the first floor. Under-stair storage cupboard. Composite wood effect herringbone flooring. Coved cornice. Covered radiator

SITTING ROOM

17'11" x 10'9" (5.46m x 3.28m)

Traditional fireplace surround with log effect/bioethanol living flame fire set upon a stone hearth. Fitted media unit with shelving above. PVCu double glazed bay window to the front. Hardwood flooring. Radiator.

LIVING/DINING KITCHEN

25'11" x 15'8" (7.90m x 4.78m)

With clearly defined areas and planned to incorporate:

LIVING/DINING AREA

Aluminium double glazed bi-folding windows to the rear. Two Velux windows. Composite wood effect herringbone flooring. Recessed LED lighting. Vertical radiator.

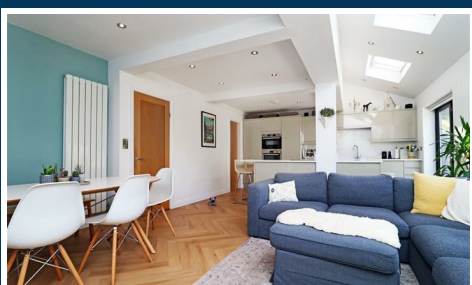
KITCHEN

Fitted with a range of high gloss grey wall and base units beneath quartz work-surfaces and under-mount 1 1/2 bowl stainless steel sink with mixer tap and tiled splash-back. Matching centre island with breakfast bar. Integrated appliances include a double electric oven/grill, microwave oven, five zone induction hob with concealed downdraft cooker hood, larder fridge, freezer and dishwasher. PVCu double glazed French windows to the rear. Velux window. Composite wood effect herringbone flooring. Recessed LED lighting. Vertical radiator.

UTILITY ROOM

6'9" x 6'3" (2.06m x 1.91m)

High gloss grey base units beneath wood effect heat resistant work-surfaces and inset stainless steel sink with mixer tap and tiled splash-back. Recess for an automatic washing machine and tumble dryer. Wall mounted gas central heating boiler. Space to hang coats and jackets with shelving above. Decorative tiled floor. Recessed LED lighting. Radiator.



CLOAKROOM/WC

White/chrome corner vanity wash basin with mixer tap and low-level WC. Partially tiled walls. Composite wood effect herringbone flooring. Extractor fan.

FIRST FLOOR

LANDING

Spindle balustrade staircase to the second floor. Under-stair linen closet. PVCu double glazed window to the front. Radiator.

BEDROOM ONE

14'11" x 9'10" (4.55m x 3.00m)

Built-in wardrobes with mirror fronted sliding doors and containing hanging rails and shelving. PVCu double glazed bay window to the front. Recessed LED lighting. Radiator.

BEDROOM TWO

12'1" x 9'6" (3.68m x 2.90m)

PVCu double glazed window to rear. Radiator.

BEDROOM THREE

12'4" x 8'3" (3.76m x 2.51m)

PVCu double glazed window to front. Radiator.

BEDROOM FOUR

8'2" x 7'7" (2.49m x 2.31m)

PVCu double glazed window to rear. Radiator.

FAMILY BATHROOM/WC

10'8" x 8'2" (3.25m x 2.49m)

Fitted with a white/chrome suite comprising freestanding oval bath with floor mounted mixer/shower tap, pedestal wash basin and low-level WC. Walk-in shower beyond a glass screen with thermostatic rain shower plus handheld attachment. Mirror fronted cabinet. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Recessed LED lighting. Extractor fan. Heated towel rail.

SECOND FLOOR

LANDING

Access to eaves storage. Recessed LED lighting.

BEDROOM FIVE

15'5" x 12'9" (4.70m x 3.89m)

Concealed eaves storage. PVCu double glazed dormer window to the rear. Recessed LED lighting. Radiator.

EN SUITE SHOWER ROOM/WC

6'4" x 3'3" (1.93m x 0.99m)

Fully tiled and fitted with a white/chrome wall mounted wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic rain-shower plus hand-held attachment. Opaque PVCu double glazed window to the rear. Recessed LED lighting. Extractor fan.

OUTSIDE

INTEGRAL GARAGE

12'8" x 8' (3.86m x 2.44m)

Remotely operated roller door. Access to the utility room. PVCu double glazed window to the side. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

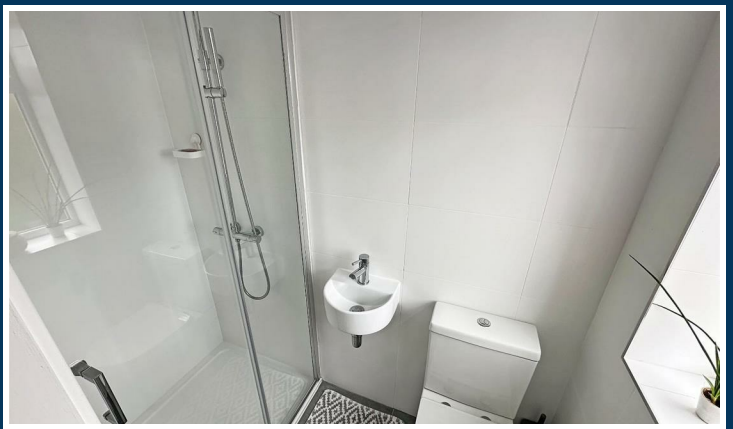
We are informed the property is held on a Leasehold basis for the residue of 999 years. This should be verified by your Solicitor.

COUNCIL TAX

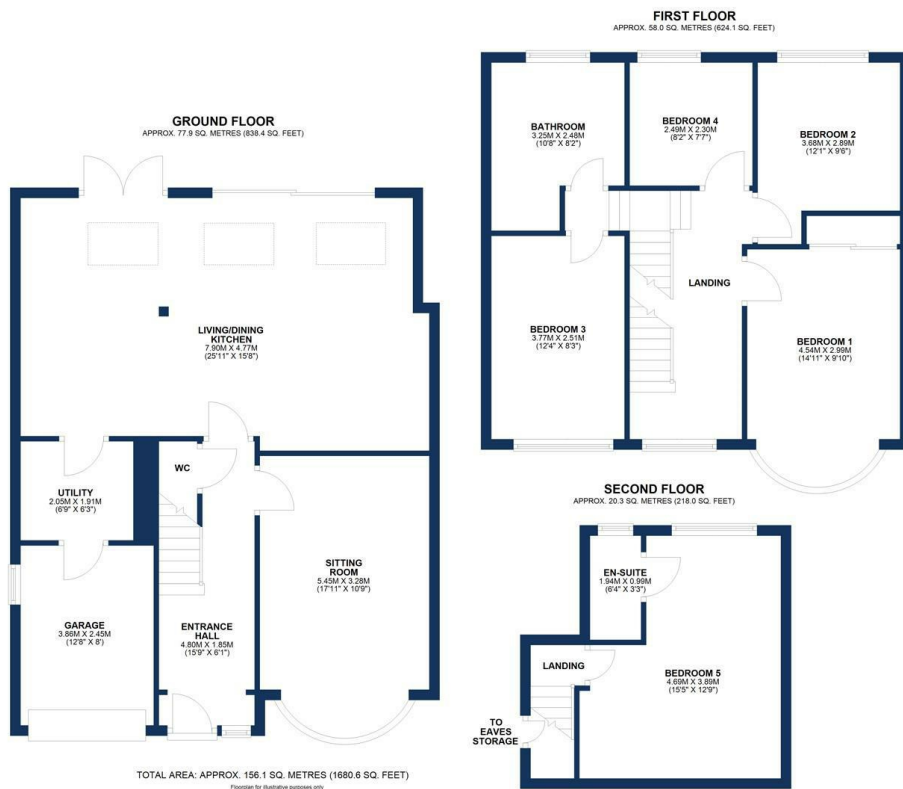
Band E.

NOTE

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



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