



24 THE COPPICE | HALE BARNES

£1,295,000

NO ONWARD CHAIN

A re-planned and beautifully refurbished individually designed detached family house positioned within a quiet cul de sac. The exceptionally well presented accommodation briefly comprises enclosed porch, entrance hall, cloakroom/WC, full depth sitting room, fitted dining kitchen opening onto a living room with dining conservatory beyond, utility room, study/family room, primary bedroom with en suite shower room/WC, three double bedrooms and family bathroom/WC. Attached double garage. Gas fired central heating, pressurised hot water system and PVCu double glazing. South westerly facing landscaped rear gardens. Further potential subject to planning.

POSTCODE: WA15 0DU

DESCRIPTION

The Coppice is a cul de sac development constructed by Crosby Homes approximately 30 years ago which has matured into a delightful tree lined setting ideally positioned a little over a ¼ mile from the revitalised village centre and within the catchment area of highly regarded primary and secondary schools. In close proximity are various churches, mosques and synagogues. The area is also well placed for access to the surrounding network of motorways and Manchester International airport.

This individually designed modern detached family house has been transformed by our clients. The exceptionally well presented accommodation has recently been re-planned and refurbished with contemporary décor complemented by quality fittings. Gas fired central heating has been installed together with a pressurised hot water system and PVCu double glazing. There is also much further potential subject to obtaining the relevant approval.

Approached beyond an enclosed porch the entrance hall features Amtico flooring which extends throughout the ground floor. To one side a naturally light full depth sitting room, with the focal point of a contemporary fireplace, opens onto the stone paved rear terrace through sliding windows. Positioned to the rear the open plan living space comprises kitchen with white high gloss units, matching centre island with breakfast bar and a range of integrated appliances alongside a dining area with French windows the rear gardens. The adjoining living room leads onto the dining conservatory with delightful views across the beautifully landscaped grounds. In addition there is a family room which is currently used as a home office, utility room with external access and a well appointed cloakroom/WC.

At first floor level the primary bedroom benefits from fitted furniture and a sumptuous en suite shower room/WC whilst three further double bedrooms are served by the luxurious family bathroom/WC complete with walk-in shower.

The driveway provides ample off road parking and the double garage with twin doors also provides access to the rear recessed porch with utility room beyond. Great care has been taken to landscape the gardens with a tree lined perimeter to the rear and a wide York stone terrace which is ideal for entertaining during the summer months. Importantly with an approximately south westerly aspect to enjoy the sunshine for the majority of the day and into the evening.

In conclusion, a fine family home, perfectly positioned and ready for immediate occupation.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed/panelled door set within matching side-screens. Amtico wood effect flooring. Two wall light points. Radiator.

ENTRANCE HALL

15'3" x 6'9" (4.65m x 2.06m)

Hardwood double glazed door plus matching surrounds. Spindle balustrade staircase to the first floor. Under-stair storage cupboard with space for hanging coats and jackets. Amtico wood effect flooring. Recessed LED lighting. Coved cornice. Radiator.

CLOAKROOM/WC

White/chrome low level WC and vanity wash basin with mixer tap. Opaque PVCu double glazed window to the front. Amtico wood effect flooring. Radiator.

SITTING ROOM

21'9" x 13'7" (6.63m x 4.14m)

Contemporary wall mounted living flame electric fire. Provision for a wall mounted flatscreen television. PVCu double glazed sliding windows to the rear. PVCu double glazed window to the front. Amtico wood effect flooring. Coved cornice. Two radiators.

LIVING/DINING KITCHEN

With Amtico wood effect flooring and planned to incorporate:

DINING KITCHEN

23'5" x 12'11" (7.14m x 3.94m)

Fitted with contemporary matt white wall and base units beneath quartz work surfaces/up-stands and inset stainless steel sink with mixer tap. Matching centre island with breakfast bar. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, induction hob, larder fridge, larder freezer, dishwasher and wine cooler. Dining area with PVCu double glazed French windows to the rear. Wide PVCu double glazed window to the rear. Recessed LED lighting. Two vertical radiators. Wide opening to:

LIVING AREA

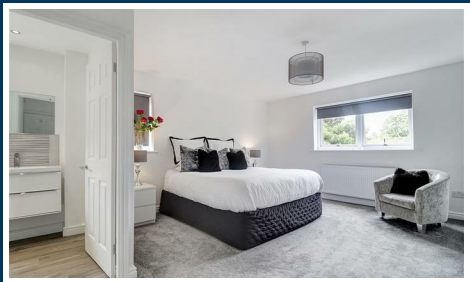
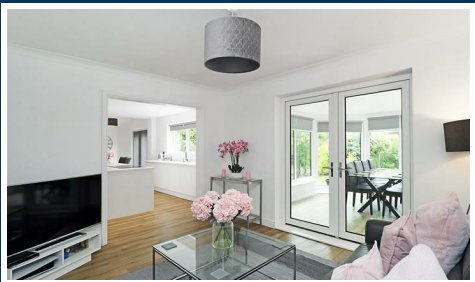
12'4" x 10'9" (3.76m x 3.28m)

Coved cornice. Radiator. PVCu double glazed French windows to:

DINING CONSERVATORY

12'7" x 11'9" (3.84m x 3.58m)

Brick built to the lower part, PVCu framed and double glazed. Matching French windows to the rear. Amtico wood effect flooring. Recessed LED lighting. Two radiators.



UTILITY ROOM

8'5" x 4'11" (2.57m x 1.50m)

Matt white wall and base units beneath heat resistant worksurfaces and stainless steel drainer sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Wall mounted gas central heating boiler. Opaque PVCu double glazed/panelled door to the recessed side porch. PVCu double glazed window to the side. Amtico wood effect flooring. Recessed LED lighting. Radiator.

STUDY/FAMILY ROOM

16'6" x 10' (5.03m x 3.05m)

Currently used as a home office. PVCu double glazed window to the side. Amtico wood effect flooring. Recessed LED lighting. Two wall light points. Radiator.

FIRST FLOOR

LANDING

Storage cupboard with shelving. Cupboard housing the hot water cylinder. Access to the partially boarded loft space via a retractable ladder. Three PVCu double glazed windows to the front. Recessed LED lighting. Radiator.

BEDROOM ONE

16' x 14'6" (4.88m x 4.42m)

Fitted with a six door range of wardrobes containing double hanging rails and shelving and matching chest of drawers. PVCu double glazed window to the side and rear. Radiator.

EN SUITE SHOWER ROOM/WC

9'10" x 5'4" (3.00m x 1.63m)

White/chrome wall mounted vanity wash basin with mixer tap and low-level WC. Wide walk-in shower with thermostatic rain shower plus handheld attachment. Opaque PVCu double glazed window to the side. Wood effect flooring. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

12'3" x 11' (3.73m x 3.35m)

PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

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

PVCu double glazed window to the rear. Radiator.

BEDROOM FOUR

10'6" x 10' (3.20m x 3.05m)

PVCu double glazed window to the front. Radiator

FAMILY BATHROOM/WC

9' x 6'10" (2.74m x 2.08m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap, wall mounted vanity wash basin with mixer tap and low-level WC. Walk-in shower with thermostatic rain shower plus handheld attachment and set within a tiled surround. Opaque PVCu double glazed window to the front. Wood effect flooring. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

ATTACHED DOUBLE GARAGE

19'6" x 19'3" (5.94m x 5.87m)

Twin up and over doors. Light and power.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

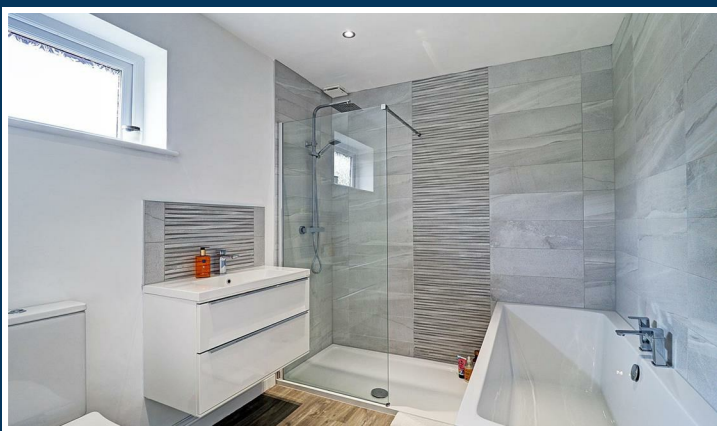
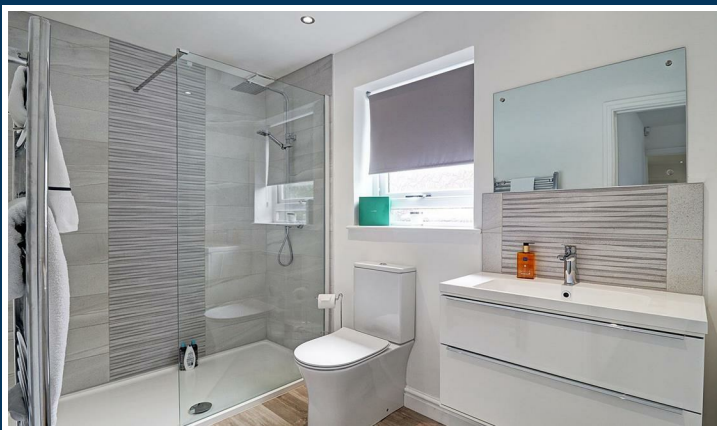
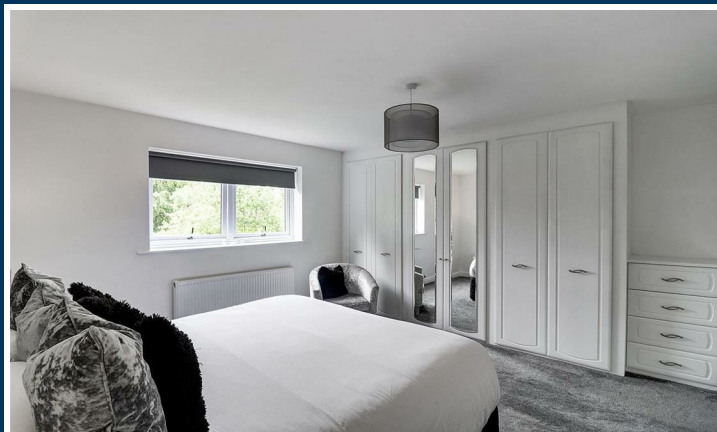
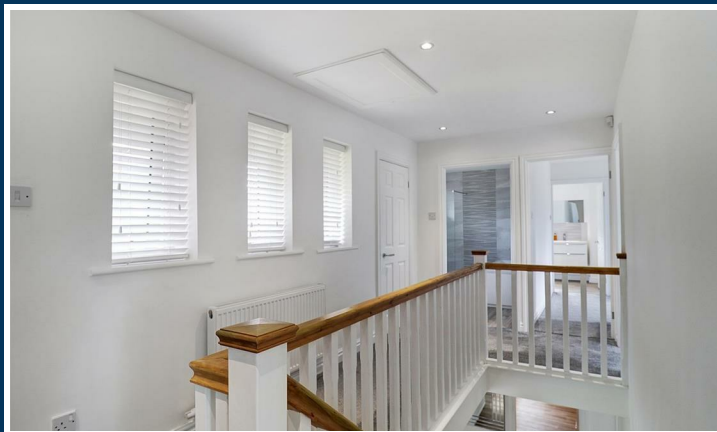
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

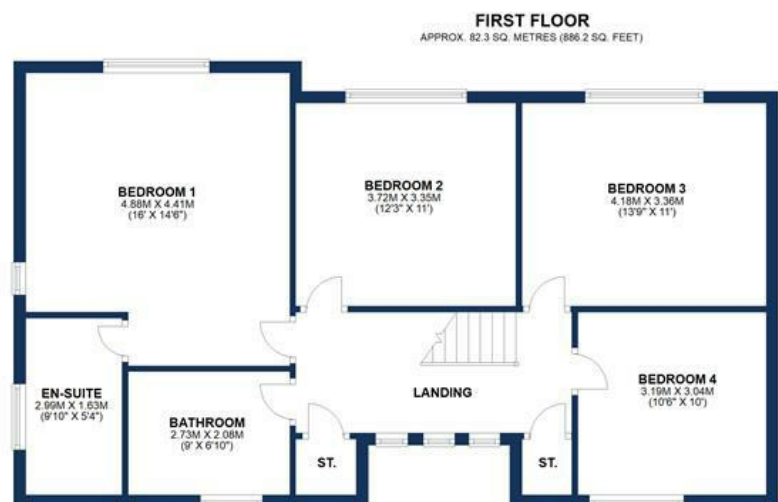
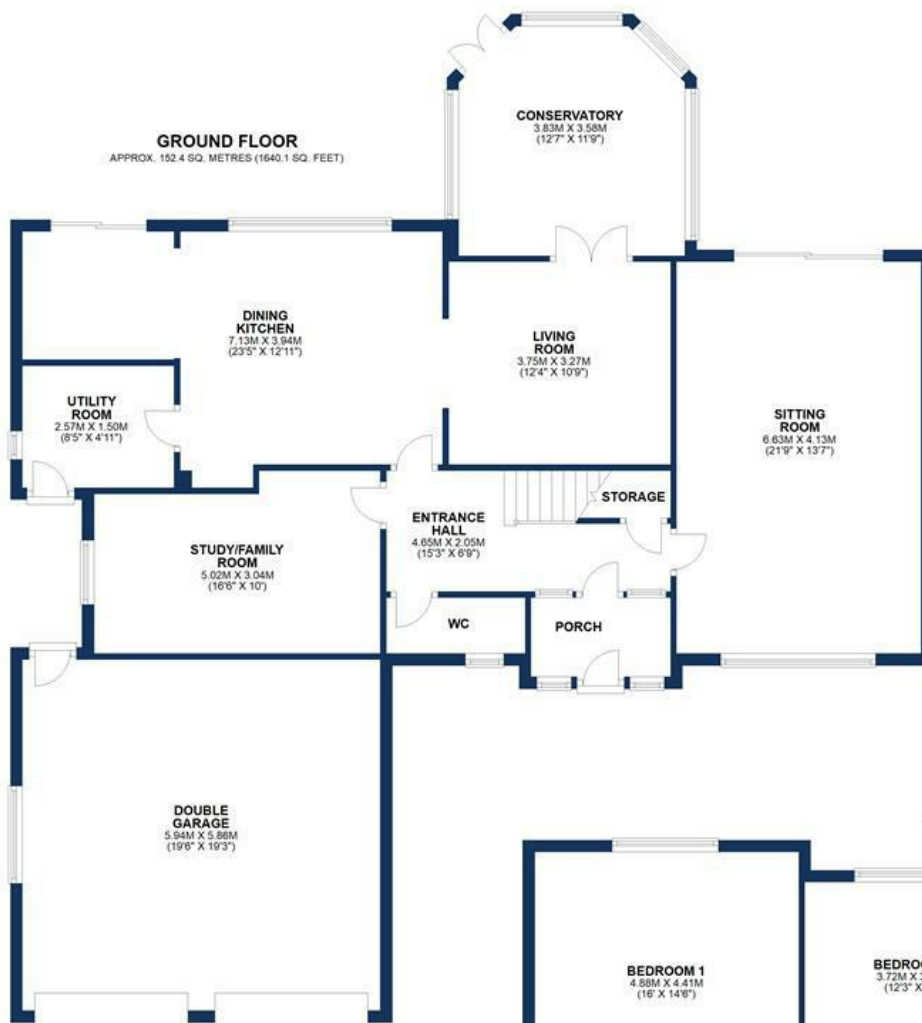
Band G

NOTE

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



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TOTAL AREA: APPROX. 234.7 SQ. METRES (2526.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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