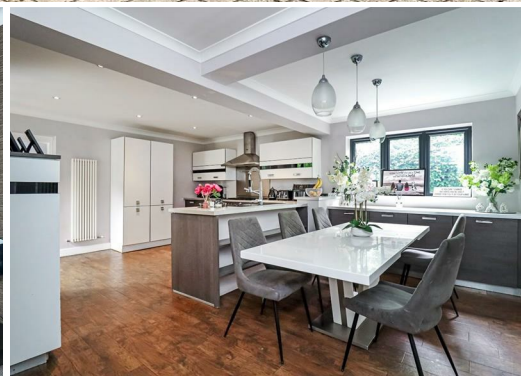




5 PINFOLD CLOSE | HALE BARNES

OFFERS OVER £1,000,000

A substantially extended modern detached family house positioned at the head of a quiet cul de sac and south westerly facing at the rear. The superbly presented accommodation briefly comprises entrance hall, sitting room, dining room, living room, family room/office, dining kitchen, utility room, cloakroom/WC, primary bedroom with en suite shower room/WC, four further bedrooms and family bathroom/WC. Gas fired central heating and double glazing. Block paved driveway providing off road parking. Landscaped gardens laid mainly to lawn and excellent decked seating area. Sought after location less than one mile from the village centre.

POSTCODE: WA15 0SA

DESCRIPTION

This modern detached family house is positioned at the head of a quiet cul de sac and has been substantially extended and remodelled by the current owners. Designed with attractive partially rendered elevations complemented by contrasting window frames, the property includes large areas of glazing to create a naturally light interior with the benefit of gas fired central heating and double glazing throughout.

The landscaped rear gardens are laid mainly to lawn and great care has been taken to create a high degree of privacy through the use of a variety of mature trees and shrubs. In addition, the remarkable composite decked seating area is ideal for entertaining during the summer months and importantly there is a south westerly aspect to enjoy sunshine throughout the day and into the evening.

The superbly presented accommodation is approached beyond a spacious entrance hall with Karndean flooring which provides access to both a modern cloakroom/WC and useful utility room. Positioned toward the front an elegant sitting room leads onto a formal dining room with French windows opening onto the aforementioned decked seated area. The adjacent kitchen is fitted with contemporary units and there is ample space for a dining suite with the adjoining dual aspect living room also opening onto the decked seating area through bi-folding windows. Completing the ground floor is a well proportioned family room which provides flexible living space and may be used as an office proving invaluable for those who choose to work from home.

At first floor level the excellent primary suite comprises generous double bedroom with fitted/built-in furniture and well appointed fully tiled shower room/WC. Three further double bedrooms and a generous single bedroom are served by the family bathroom with white suite and chrome fittings.

Externally at the front a wide block paved driveway provides ample off road parking and there is provision for EV charging.

With its convenient location and revitalised village centre, Hale Barns remains hugely desirable and sought after as a residential location. Only 12 miles from Manchester's vibrant city centre and minutes from the M56, Hale Barns could not be better placed. The location offers easy access to Manchester International Airport as well as Hale train station and the Metrolink station in Altrincham.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

23' x 7'6" (7.01m x 2.29m)

Woodgrain effect composite front door with opaque double glazed side-screens. Under-stair storage cupboard. Wood effect Karndean flooring. Recessed LED lighting. Coved cornice. Vertical radiator.

SITTING ROOM

17'7" x 11'11" (5.36m x 3.63m)

Double glazed window to the front. Coved cornice. Radiator. Double opening doors to:

DINING ROOM

15' x 14' (4.57m x 4.27m)

Double glazed French windows set within matching side-screens to the decked seating area. Double glazed Velux window. Wood effect Karndean flooring. Coved cornice. Two radiators.

LIVING ROOM

14'5" x 11'2" (4.39m x 3.40m)

Double glazed bi-folding windows with integrated blinds to the decked seating area. Two double glazed windows with integrated blinds to the rear. Recessed low-voltage lighting. Vertical radiator.

FAMILY ROOM/OFFICE

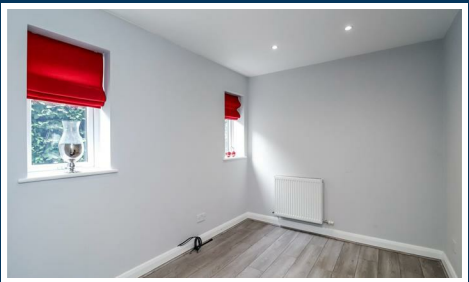
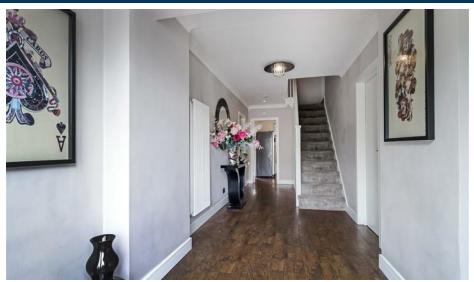
11'1" x 8'3" (3.38m x 2.51m)

Two double glazed windows to the side. Laminate wood flooring. Recessed LED lighting. Radiator.

DINING KITCHEN

20'2" x 16'9" (6.15m x 5.11m)

Fitted with contemporary wood effect/matt white wall and base units beneath heat resistant work-surfaces and inset 1 1/2 bowl composite drainer sink with professional style mixer tap. Recess for a range cooker with stainless steel splash-back and matching chimney cooker hood above. Integrated dishwasher. Space for an American style fridge/freezer. Ample space for dining suite. Double glazed door to the decked seating area. Double glazed window to the side. Wood effect Karndean flooring. Recessed LED lighting. Coved cornice. Two vertical radiators.



UTILITY ROOM

8'4" x 6'7" (2.54m x 2.01m)

High gloss white base units beneath heat resistant work-surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap. Matching storage units. Recess for an automatic washing machine and tumble dryer. Wall mounted gas central heating boiler. Double glazed window to the side. Karndean wood effect flooring. Recessed LED lighting. Radiator.

CLOAKROOM/WC

8'3" x 4' (2.51m x 1.22m)

White/chrome vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Opaque double glazed window to the front. Wood effect Karndean flooring. Recessed low-voltage lighting. Extractor fan. Radiator.

FIRST FLOOR

LANDING

Spindle balustrade. Access to the fully boarded loft space via a folding ladder.

BEDROOM ONE

19'1" x 14'8" (5.82m x 4.47m)

Fitted with a five door range of wardrobes containing hanging rails and shelving. Matching pedestal dressing table. Built-in wardrobe containing hanging rail, shelving and drawers. Double glazed windows to the side and rear. Recessed LED lighting. Radiator.

EN SUITE SHOWER ROOM/WC

10'4" x 5'4" (3.15m x 1.63m)

Fully tiled and fitted with a white/chrome vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Wide enclosure with thermostatic rain-shower plus handheld attachment. Matching wall mounted cabinet. Opaque double glazed window to the side. Recessed LED lighting. Chrome radiator.

BEDROOM TWO

14'4" x 11'11" (4.37m x 3.63m)

Wood effect fronted built-in wardrobes containing hanging rails and shelving. Matching twin pedestal dressing table with cupboards above and flanked by wardrobes to both sides containing shelving. Double glazed window to the front. Laminate wood flooring. Coved cornice. Radiator.

BEDROOM THREE

12'7" x 10'9" (3.84m x 3.28m)

Double glazed window to the rear. Coved cornice. Radiator.

BEDROOM FOUR

14' x 8'5" (4.27m x 2.57m)

Matt white fitted wardrobes containing hanging rails and shelving. Laminate wood flooring. Radiator.

BEDROOM FIVE

9'11" x 7'6" (3.02m x 2.29m)

Currently used as an office with double glazed window to the front. Radiator.

FAMILY BATHROOM/WC

8'8" x 8'6" (2.64m x 2.59m)

Fitted with a white/chrome suite comprising panelled bath with wall mounted mixer tap plus thermostatic rain-shower above, wall mounted wash basin and low-level WC all set within tiled surrounds. Airing cupboard with shelving and radiator. Opaque double glazed window to the rear. Tiled floor. Recessed LED lighting. Chrome heated towel rail

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

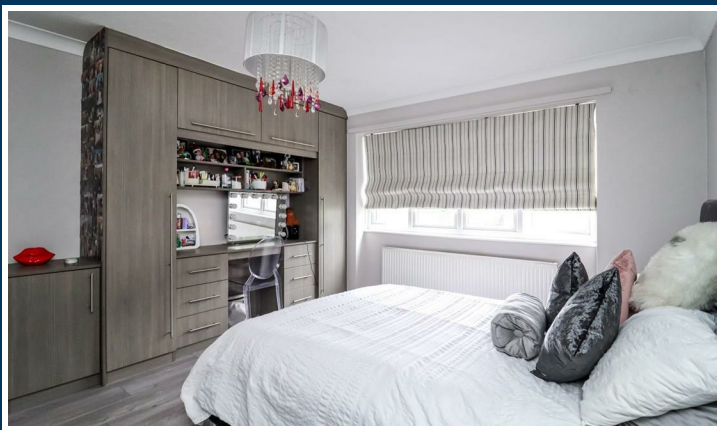
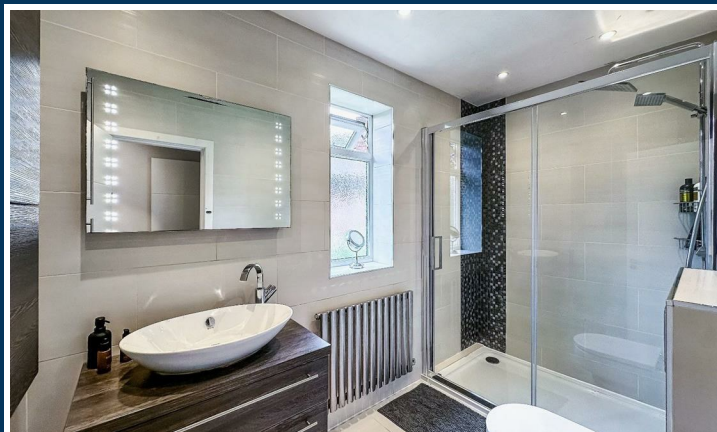
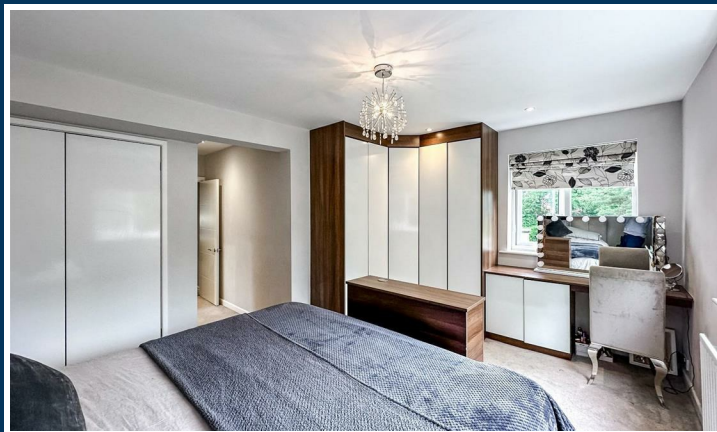
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £16.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX

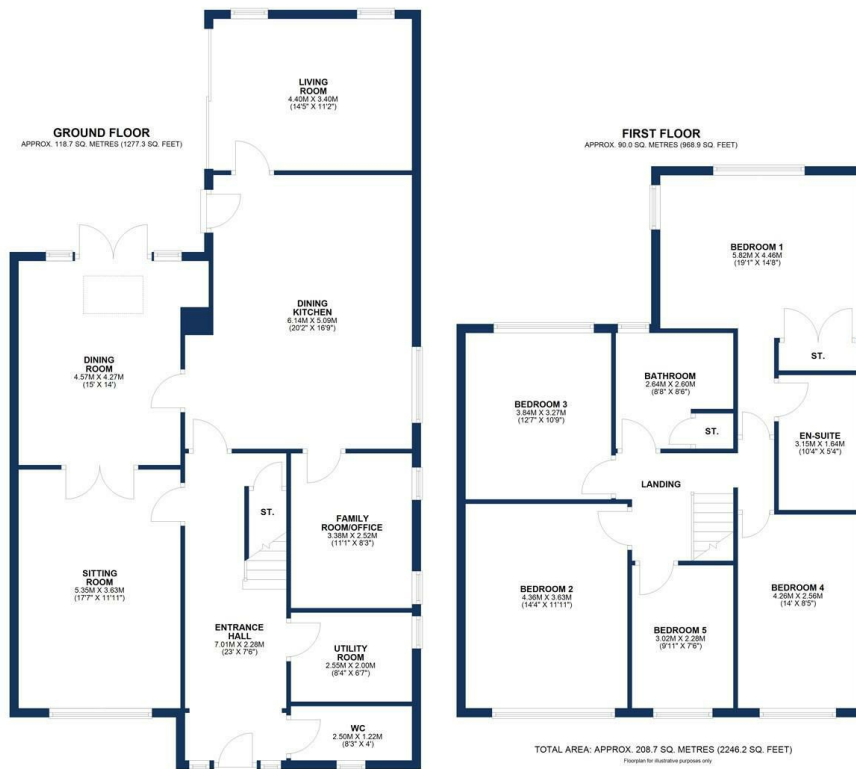
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NOTE

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



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