



67 CHAPEL LANE | HALE BARNES
OFFERS IN THE REGION OF £650,000

NO ONWARD CHAIN

A double fronted detached bungalow occupying a superb corner plot and positioned in a highly sought after location. The accommodation briefly comprises enclosed porch, spacious entrance hall, sitting room with feature fireplace, dining room, fitted kitchen with integrated appliances, two excellent double bedrooms with built-in wardrobes, shower room and WC. Superb loft space comprising landing and two spacious separate areas. Gas fired central heating and PVCu double glazing. Ample off road parking and detached double garage. Lawned gardens with mature screening and paved rear terrace. An ideal opportunity to remodel to individual taste and with much further potential subject to obtaining the appropriate permission.

POSTCODE: WA15 0BN

DESCRIPTION

This traditional detached bungalow is set well back beyond the grass verge and tree lined carriageway and occupies an enviable position within this highly favoured locality. The interior provides superbly proportioned living space combined with an excellent opportunity to re-model to individual taste. Although the property requires modernisation there is also much further potential, including redevelopment of the site, subject to obtaining the relevant approval.

The accommodation is approached beyond an enclosed porch and spacious entrance hall which in turn leads onto a naturally light sitting room complete with feature fireplace and glazed sliding doors opening onto the separate dining room. The adjacent kitchen is fitted with Shaker style units alongside a range of integrated appliances and there is access to the rear gardens.

Two generous double bedrooms benefit from built-in furniture and are served by a shower room and adjoining WC.

Although not compliant with current building regulations the partially converted loft space has been configured to incorporate two naturally light loft rooms which have previously been used as bedrooms.

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

Externally the delightful grounds are well screened from the road and laid mainly to lawn with paved rear terrace which is ideal for entertaining during the summer months.

Ample off road parking is provided within the driveway and there is a detached garage beyond with twin doors.

Chapel Lane contains a variety of detached properties standing within mature gardens all of which combine to create an attractive setting. Well placed for access to the surrounding network of motorways and Manchester International Airport and with local shops available within the revitalised village centre. The property also lies within the catchment area of highly regarded primary and secondary schools.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Double opening glazed doors. Quarry tiled floor.

ENTRANCE HALL

Opaque glazed front door set within matching side-screens. Built-in airing cupboard with shelving and housing the hot water cylinder. Substantial retractable wooden ladder to the loft rooms. Coved cornice. Radiator.

SITTING ROOM

14'9" x 11'11" (4.50m x 3.63m)

Tiled fireplace surround. PVCu double glazed window to the front. Two wall light points. Coved cornice. Radiator. Glazed sliding doors to:

DINING ROOM

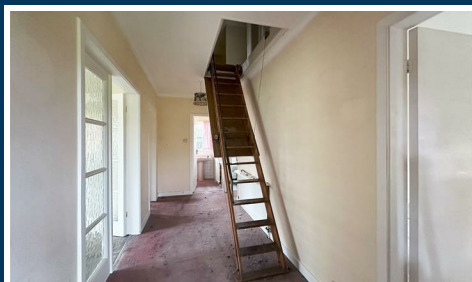
11'11" x 8'11" (3.63m x 2.72m)

PVCu double glazed window to the side. Coved cornice. Radiator.

KITCHEN

11'11" x 9'11" (3.63m x 3.02m)

Fitted with beech effect Shaker style wall and base units beneath heat resistant work-surfaces and stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric oven/grill and four ring ceramic hob with extractor/light above. Recess for automatic washing machine. Floor standing boiler. Opaque glazed/panelled door to the rear. PVCu double glazed window to the side. Coved cornice.



BEDROOM ONE

13'11" x 12' (4.24m x 3.66m)

Built-in wardrobes containing hanging rails and shelving with cupboards above. PVCu double glazed window to the front. Coved cornice. Radiator.

BEDROOM TWO

11'9" x 10'11" (3.58m x 3.33m)

Built-in wardrobe containing hanging rail and shelving with cupboard above. PVCu double glazed window to the rear. Coved cornice. Radiator.

SHOWER ROOM

5'7" x 5'4" (1.70m x 1.63m)

Walk-in tiled shower with screen and thermostatic shower. Pedestal wash basin. Opaque PVCu double glazed window to the rear. Coved cornice. Radiator.

WC

White/chrome low-level WC. Opaque PVCu double glazed window to the rear. Partially tiled walls. Coved cornice.

FIRST FLOOR

Accessed via a substantial wooden ladder from the entrance hall and although not compliant with current building regulations configured as follows:

LANDING

Fitted closet with hanging rail. Pedestal wash basin.

LOFT ROOM ONE

13'7" x 12'2" (4.14m x 3.71m)

Built-in wardrobes containing hanging rails and shelving with cupboards above. PVCu double glazed dormer window to the rear. PVCu double glazed gable window to the side. Radiator.

LOFT ROOM TWO

12'7" x 11'10" (3.84m x 3.61m)

PVCu double glazed gable window to the side.

OUTSIDE

DOUBLE GARAGE

Twin up and over doors. Opaque timber framed windows to the side and rear.

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

Band F.

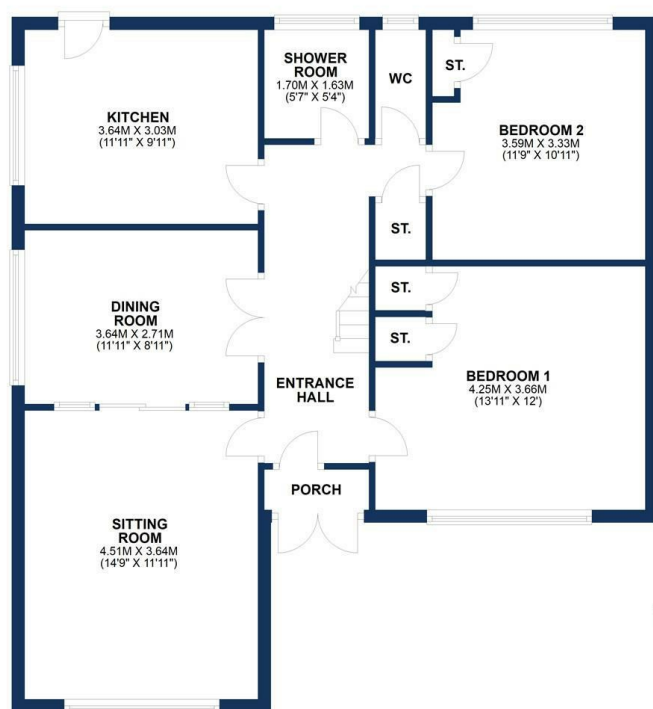
NOTE

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

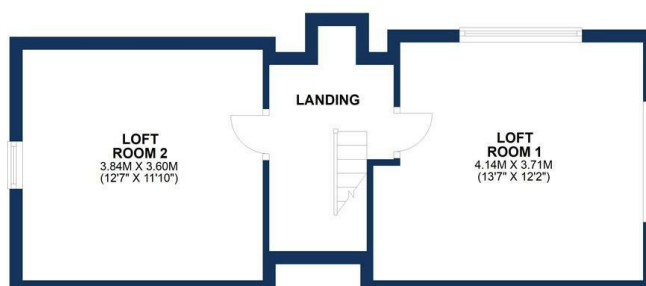


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GROUND FLOOR
APPROX. 83.4 SQ. METRES (897.4 SQ. FEET)



FIRST FLOOR
APPROX. 34.4 SQ. METRES (370.2 SQ. FEET)



TOTAL AREA: APPROX. 117.8 SQ. METRES (1267.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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