



30 LONGACRES ROAD | HALE BARNES

OFFERS OVER £850,000

A well appointed, substantially extended and individually designed detached family house positioned within close proximity to the revitalised village centre. The accommodation briefly comprises enclosed porch, entrance hall, cloakroom/WC, spacious sitting/dining room, superb open plan living/breakfast kitchen, utility room, study, primary bedroom with en suite shower room, two further first floor double bedrooms and family bathroom/WC, second floor double bedroom and shower room/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking for several vehicles. Decked seating area with lawned gardens beyond at the rear.

POSTCODE: WA15 0RS

DESCRIPTION

Longacres Road forms part of a popular residential locality developed in the immediate vicinity with detached properties set well back beyond the grass verge and tree lined carriageway. Less than a ½ mile distance is the revitalised village centre with its range of individual shops which also includes a supermarket and Costa Coffee. The location is also well placed for access to the surrounding network of motorways and Manchester International Airport and lies within the catchment area of highly regarded primary and secondary schools.

This individually designed detached family home has been extended and re-planned in a contemporary style with a range of quality fittings and tasteful décor throughout. The accommodation is light and benefits from PVCu double glazing and gas fired central heating.

To the ground floor there is a large welcoming entrance hall which provides access onto a front living room opening straight onto a dining area. There is also a separate study room which opens onto the utility room which is also accessed via the kitchen. To the rear of the property the heart of the home is the open plan living/breakfast kitchen with sliding windows leading onto the decked seating area with lawned gardens beyond. The ground floor accommodation is completed by downstairs cloakroom/WC. At first floor level there is a primary suite with walk through storage area which in turn opens onto the shower room/WC. There are two further double bedrooms and family bathroom/WC. To the second floor there is a fourth double bedroom with access to a separate shower room/WC.

Externally there is off road parking for several vehicles whilst to the rear is a decked seating area accessed via the dining kitchen which leads onto delightful lawned gardens which enjoy a high degree of privacy.

ACCOMMODATION: GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed/panelled door. PVCu double glazed windows to the front and side. Tiled floor.

ENTRANCE HALL

Glazed front door set within matching side-screens. Spindle balustrade staircase to first floor. Laminate wood flooring. Radiator.

CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and low-level WC. Partially tiled walls. Extractor fan.

OPEN PLAN SITTING/DINING ROOM

Planned to incorporate:

SITTING AREA

17' x 11'10" (5.18m x 3.61m)

PVCu double glazed oriel bay window to the front. Coved cornice. Radiator. Wide opening to:

DINING AREA

12'0" x 9'3" (3.66 x 2.82)

Electrically operated serving hatch to kitchen. Coved cornice. Radiator.

OPEN PLAN LIVING/BREAKFAST KITCHEN

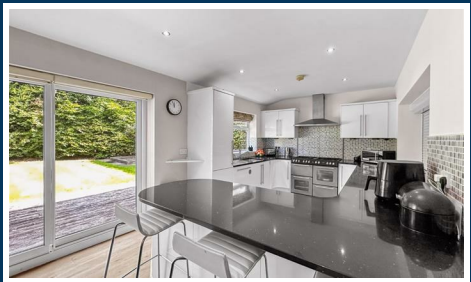
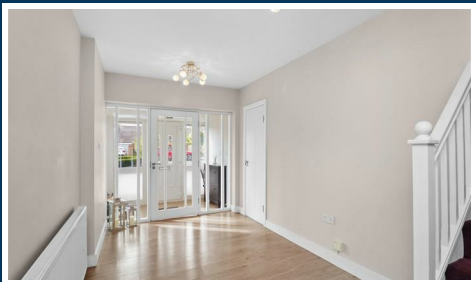
28'8" maximum x 19'6" (8.74 maximum x 5.94)

BREAKFAST KITCHEN

Fitted with high gloss white wall and base units beneath contrasting polished granite work surfaces and under-mount 1 ½ bowl stainless steel sink unit with mixer tap and tiled splash-back. Matching peninsula breakfast bar. Integrated appliances include a fridge, freezer and dishwasher. Recess for a range oven with stainless steel chimney cooker hood above. Space for an additional fridge/freezer. PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting.

LIVING AREA

PVCu double glazed sliding windows to the rear decked seating area. PVCu double glazed window to the rear. Laminate wood flooring. Recessed LED lighting. Two radiators.



UTILITY ROOM

Plumbing for an automatic washing machine. PVCu double glazed window to the side. Tiled floor

STUDY

13'5" x 7'10" (4.09 x 2.39)

Currently used for additional storage. Wall mounted combination gas central heating boiler. Tiled floor. Radiator.

FIRST FLOOR

LANDING

Spindle balustrade staircase to second floor. Under-stair storage cupboard.

BEDROOM ONE

16'8" x 10'6" (5.08 x 3.20)

Fitted with a four door range of wardrobes containing hanging rails and shelving. Two PVCu double glazed windows to the front. PVCu double glazed window to the side. Radiator. Walk through storage area to:

EN SUITE

8'8" x 8'2" (2.64 x 2.49)

White/chrome oval counter top vanity wash basin and low-level WC. Tiled enclosure with thermostatic rain shower plus hand-held attachment. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Recessed low-voltage lighting. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

13'9" x 11'9" (4.19 x 3.58)

Fitted with a five door range of wardrobes containing hanging rails and shelving. Dressing table with cupboards above. Recess for a double bed with cupboards above and flanked by a fitted wardrobe. PVCu double glazed window to the front. Radiator.

BEDROOM THREE

12'0" x 11'10" (3.66 x 3.61)

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

BATHROOM/WC

White/chrome suite comprising jacuzzi bath with mixer/shower tap plus electric shower over, pedestal wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the rear. Tiled walls. and floor. Recessed low-voltage lighting. Extractor fan. Chrome heated towel rail.

SECOND FLOOR

BEDROOM FOUR

14'3" x 9'1" (4.34 x 2.77)

Two velux windows. Radiator.

SHOWER ROOM/WC

White/chrome pedestal wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic shower. Velux window. Tiled walls and floor. Extractor fan. Chrome heated towel rail.

OUTSIDE

STORAGE

Up and over garage door.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

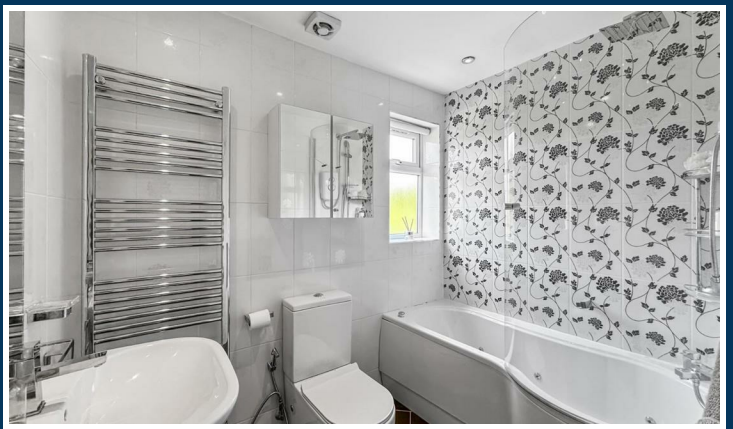
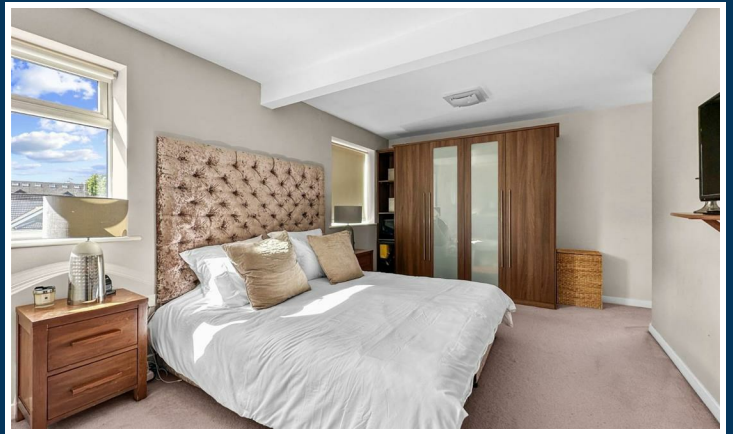
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £16.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX

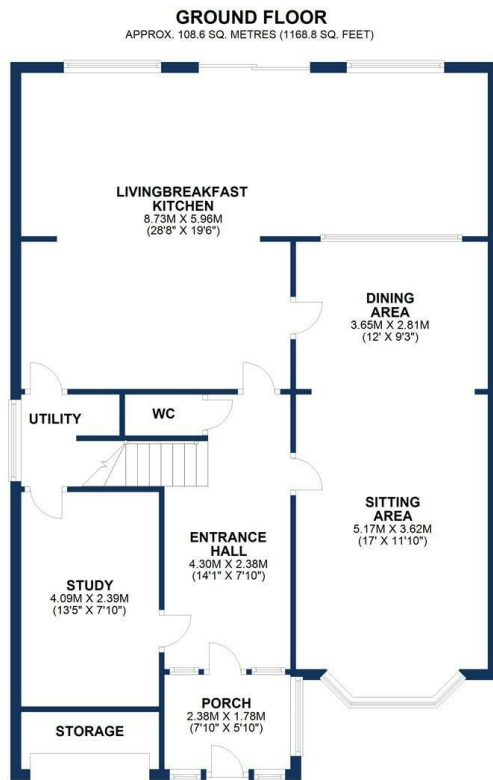
Band F.

NOTE

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



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TOTAL AREA: APPROX. 199.0 SQ. METRES (2142.3 SQ. FEET)
Floorplan for illustrative purposes only



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