



3 HIGH ELM DRIVE | HALE BARNES

£575,000

NO ONWARD CHAIN

A double fronted detached bungalow with secluded gardens to the rear and positioned in a highly sought after cul de sac location. The superbly proportioned accommodation briefly comprises covered porch, entrance hall, sitting room, dining room with French windows to the rear garden, kitchen, three excellent bedrooms and bathroom/WC. Gas fired central heating and PVCu double glazing. Detached garage and off road parking. A superb opportunity to remodel to individual taste and with much further potential.

POSTCODE: WA15 0JD

DESCRIPTION

This double fronted detached bungalow features attractive bay windows and occupies a highly sought after cul de sac location. Surrounding properties are mainly of individual design standing within mature gardens, all of which combines to create an attractive setting. The area is well placed for access to the motorway network and Manchester International Airport and local shops are available in the revitalised village centre that includes Asda supermarket and Costa Coffee. The property also lies within the catchment of highly regarded primary and secondary schools.

This traditional bungalow presents a superb opportunity to re-model to individual taste and although the property requires modernisation there is much further potential, subject to obtaining the relevant approval.

The accommodation is approached beyond a covered porch and spacious L-shaped entrance hall with fitted cloaks cupboards. There is a naturally light and generously proportioned sitting room and the dining room leads onto the private rear gardens through double opening French windows. The kitchen also provides external access and benefits from views across the grounds. Completing the accommodation are three excellent double bedrooms and a fitted bathroom/WC.

Externally off road parking is provided within the driveway and the detached garage also includes two store rooms. There is gated access to the rear and the lawned rear gardens are surrounded by a variety of mature trees.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Opaque PVCu double glazed front door. Quarry tiled floor. External light point.

ENTRANCE HALL

Fitted with a three door range of cloaks cupboards containing hanging rail and shelving. Two radiators.

SITTING ROOM

19'8" x 11'11" (5.99m x 3.63m)

PVCu double glazed bay window to the front. Two opaque PVCu double glazed windows to the side. Coved cornice. Two radiators.

DINING ROOM

11'11" x 9'10" (3.63m x 3.00m)

PVCu double glazed French windows to the rear gardens. Radiator.

KITCHEN

11'11" x 9'10" (3.63m x 3.00m)

Fitted with matching wall and base units. Stainless steel drainer sink with mixer tap. Tiled splash-back. Space for a cooker, fridge/freezer and automatic washing machine. Wall mounted gas central heating boiler. Opaque PVCu double glazed/panelled door to the side. PVCu double glazed window to the rear. Opaque PVCu double glazed windows to the side and rear. Quarry tiled floor. Radiator.



BEDROOM ONE

14'11" x 11'11" (4.55m x 3.63m)

PVCu double glazed window to the rear. Radiator.

BEDROOM TWO

11'7" x 10' (3.53m x 3.05m)

PVCu double glazed window to the front. Radiator.

BEDROOM THREE

11'1" x 8' (3.38m x 2.44m)

PVCu double glazed window to the front. Radiator.

BATHROOM/WC

9'3" x 6'9" (2.82m x 2.06m)

Fitted with a white/chrome suite comprising panelled bath with electric shower over, pedestal wash basin with mixer tap and low-level WC. Two opaque PVCu double glazed windows to the side. Tiled walls. Tile effect flooring. Radiator.

OUTSIDE

DETACHED GARAGE

16' x 8'3" (4.88m x 2.51m)

Up and over door. Light, power and water supplies. Two additional storage rooms.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

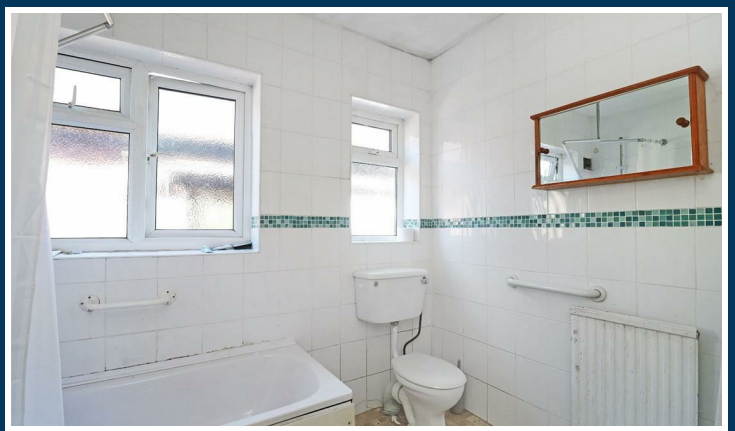
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

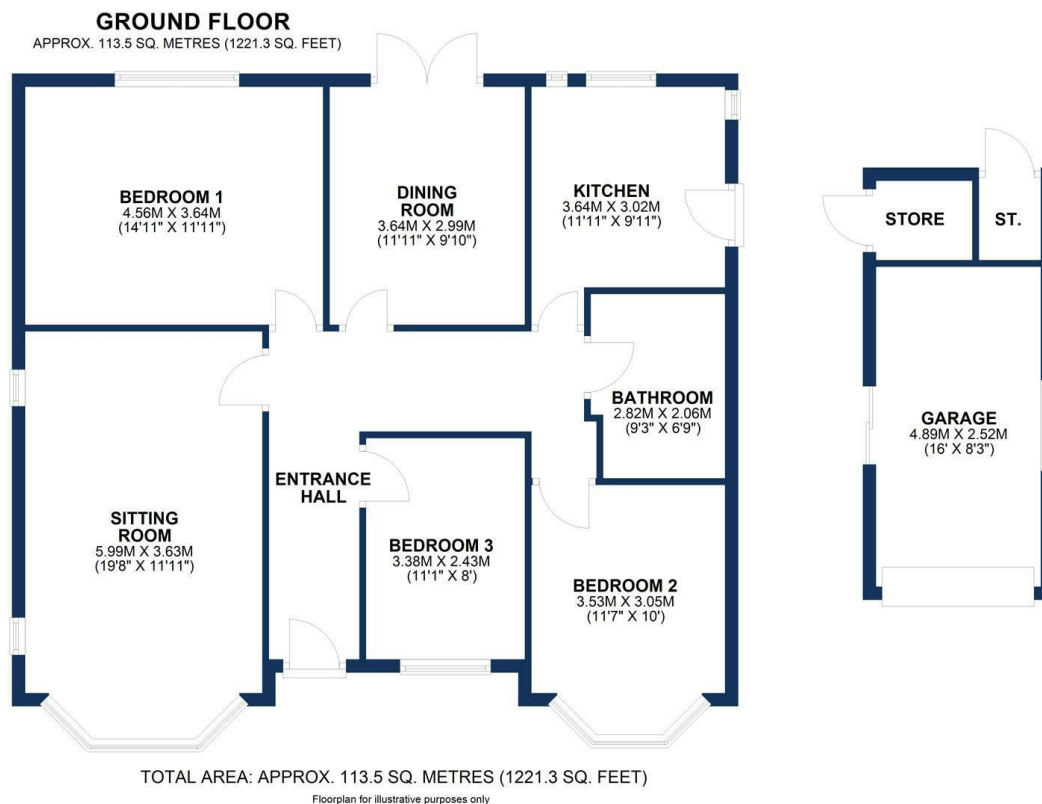
Band F.

NOTE

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



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM