

7 BIRCHFIELDS | HALE

£875,000

A beautifully presented, extended and replanned detached family house with superb open plan living space and landscaped rear gardens. The accommodation briefly comprises entrance hall, cloakroom/WC, sitting room with feature fireplace, contemporary living/dining kitchen with bi-folding windows to the rear terrace, primary bedroom with en suite bathroom/WC, three further bedrooms and family shower room/WC. Gas fired central heating and PVCu double glazing throughout. Wide driveway providing off road parking and attached garage. Cul de sac location approximately half a mile from Hale village.

POSTCODE: WA15 9LW

DESCRIPTION

Birchfields is a quiet cul de sac containing detached houses of modern design standing within mature grounds set well back from the grass verge and tree lined carriageway.

This attractive family house occupies an enviable position at the head of the cul de sac and has been much improved to include an impressive rear extension creating highly sought after open plan living space. The landscaped rear gardens are an undoubted feature with a full width stone paved terrace and carefully designed raised flower beds planted with a variety of distinctive shrubs and trees alongside a raised decked seating area which is ideal for entertaining during the summer months.

Approached beyond a wide block paved driveway and composite front door, the accommodation is beautifully presented and generously proportioned throughout. The entrance hall features a stunning oak staircase and luxury vinyl flooring which extends into the well appointed cloakroom/WC. The naturally light sitting room also forms part of the extension work and this elegant formal reception room, with the focal point of a stylish remotely operated log effect fire, also leads onto the impressive living/dining kitchen through double opening glazed doors. Positioned toward the rear the kitchen is fitted with contemporary wood effect units and a matching centre island complemented by polished granite work-surfaces and the adjacent living/dining area opens onto the aforementioned gardens through bi-folding windows. In addition, the hallway has provision for cloaks and also provides access to the attached garage.

At first floor level the superb primary suite comprises spacious double bedroom with quality fitted furniture and sumptuous en suite shower room/WC. There are three further excellent bedrooms, one of which is currently being used as a dressing room fitted with a comprehensive range of modern wardrobes, and a luxurious shower room/WC.

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

The location is ideal being just a few hundred yards from walks through the Bollin Valley which forms part of the North Cheshire Greenbelt and approximately half a mile distance from the centre of Hale with its range of individual shops, fashionable restaurants and train station. A little further is Altrincham town centre with its popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. The property also lies within the catchment area of highly regarded primary and secondary schools.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Opaque double glazed/panelled woodgrain effect composite front door. Matching opaque PVCu double glazed window to the front. Oak staircase to the first floor. Under-stair storage cupboard. Access to the attached garage. Wood effect luxury vinyl flooring. Recessed LED lighting. Two radiators.

CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and low-level WC set within tiled surrounds. Opaque PVCu double glazed window to the rear. Wood effect luxury vinyl flooring.

SITTING ROOM

19'5" x 15'8" (5.92m x 4.78m)

Remotely operated log/flame effect electric fire. Wide PVCu double glazed window to the front. Wood effect luxury vinyl flooring. Recessed LED lighting. Two radiators. Double opening glazed doors to:

LIVING/DINING KITCHEN

23'3" x 17'11" (7.09m x 5.46m)

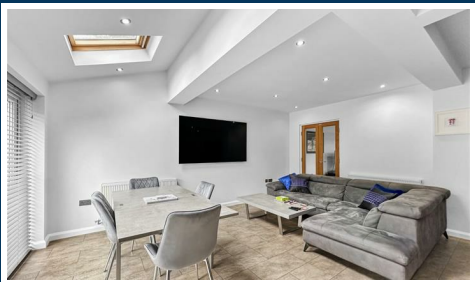
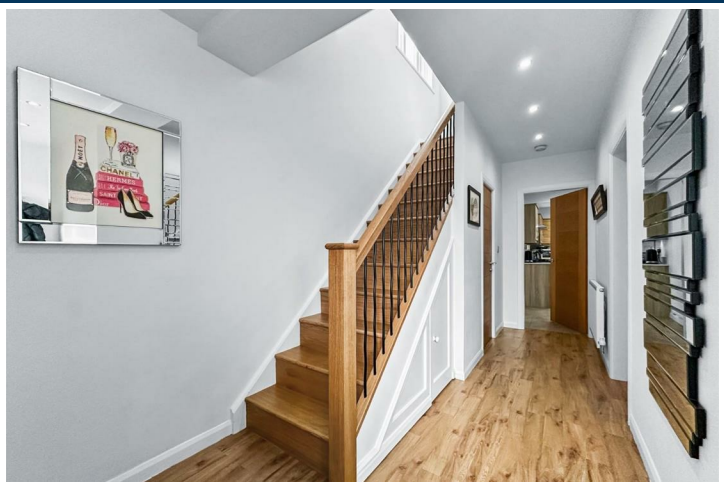
Planned to incorporate:

KITCHEN

Fitted with light wood effect wall and base units beneath polished granite work-surfaces/up-stands and inset 1 1/2 bowl stainless steel drainer sink with mixer tap. Matching centre island. Recess for a range cooker with stainless steel chimney cooker hood above. Space for an American style fridge/freezer. Recess for an automatic washing machine and dishwasher. PVCu double glazed window to the rear. Stone effect luxury vinyl flooring. Recessed LED lighting. Radiator.

LIVING/DINING AREA

Provision for a wall mounted flatscreen television. PVCu double glazed bi-folding windows to the rear. Two velux windows. Stone effect luxury vinyl flooring. Recessed LED lighting. Two radiators.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Light well. Wood effect luxury vinyl flooring. Recessed LED lighting.

BEDROOM ONE

13'5" x 12' (4.09m x 3.66m)

Contemporary fitted wardrobes with sliding doors containing hanging rails and shelving. Provision for a wall mounted flatscreen television. Wide PVCu double glazed window to the front. Radiator.

EN SUITE SHOWER ROOM/WC

8'11" x 3'6" (2.72m x 1.07m)

Fully tiled and fitted with a white/matt black circular counter-top vanity wash basin with wall mounted mixer tap and cantilevered WC with concealed cistern. Walk-in shower with thermostatic rain shower plus handheld attachment. Illuminated mirror fronted cabinet with internal shaver/usb point. Opaque PVCu double glazed window to the side. Extractor fan. Matt black heated towel rail.

BEDROOM TWO

12'3" x 10'10" (3.73m x 3.30m)

Provision for a wall mounted flatscreen television. PVCu double glazed window to the side. Recessed LED lighting. Radiator.

BEDROOM THREE

9'9" x 9' (2.97m x 2.74m)

Built-in wardrobe containing hanging rail and shelving. PVCu double glazed window to the front. Radiator.

BEDROOM FOUR

13'2" x 11'2" (4.01m x 3.40m)

Currently used as a dressing room and fitted with a six door range of high gloss white wardrobes containing double hanging rails and shelving. PVCu double glazed window to the rear. Recessed LED lighting. Radiator.

FAMILY BATHROOM/WC

7'8" x 5'2" (2.34m x 1.57m)

Fitted with a white/chrome wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Walk-in shower beyond a glass screen with thermostatic rain shower plus handheld attachment. Illuminated mirror with integrated Bluetooth speaker and shaver/USB points. Opaque PVCu double glazed window to the side. Tiled walls. Wood effect luxury vinyl flooring. Recessed LED lighting. Extractor fan. Anthracite heated towel rail.

OUTSIDE

ATTACHED GARAGE

18'5" x 10'8" (5.61m x 3.25m)

Up and over door. Wall mounted gas central heating boiler. Opaque PVCu double glazed window to the rear. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

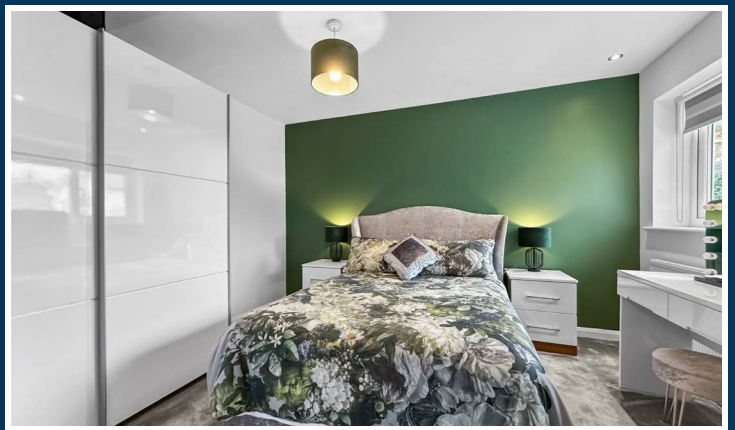
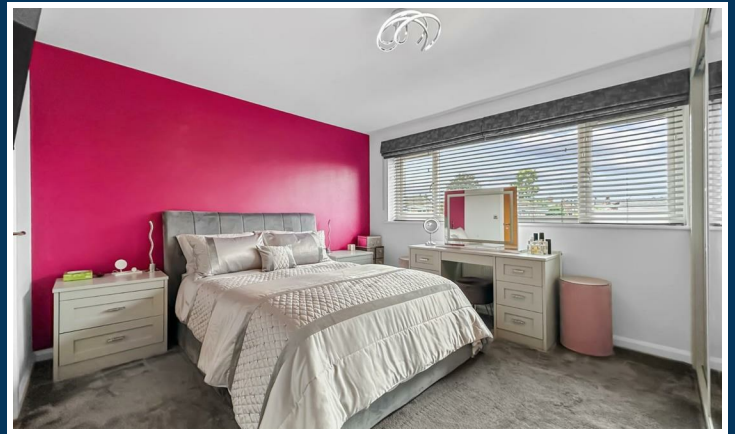
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

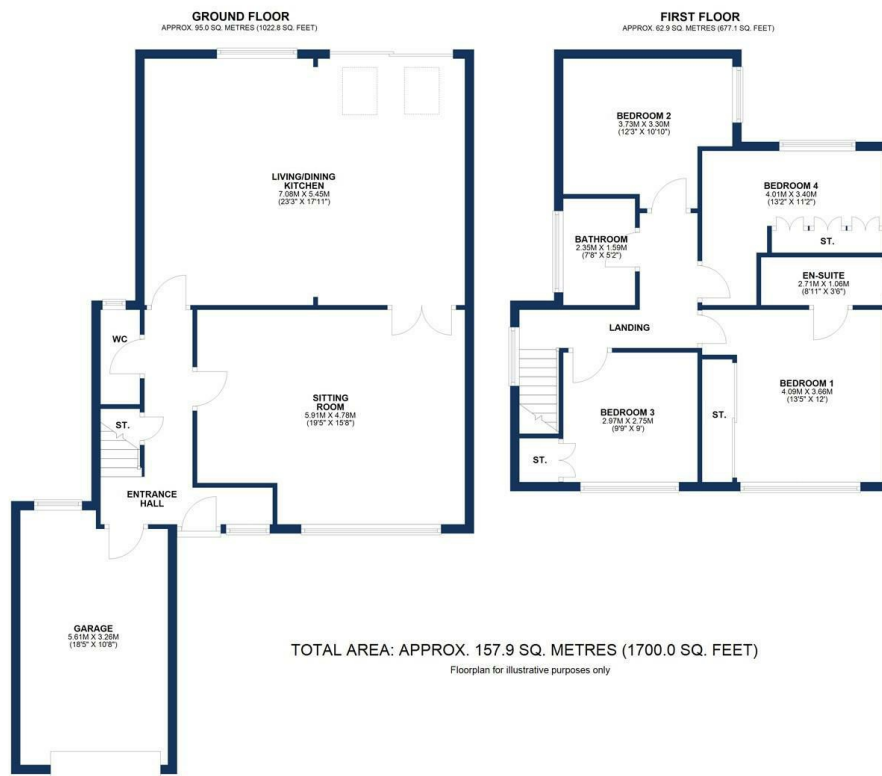
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NOTE

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



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