



BUTTERMERE DRIVE | HALE BARNES

£795,000

An extended modern detached family home positioned within this quiet cul de sac and set within a larger than average plot. The well presented accommodation briefly comprises covered porch, entrance hall, sitting room, full width dining kitchen which leads onto the rear living room overlooking the gardens and providing access to the same. The ground floor accommodation is completed by the utility room and separate study plus cloakroom/WC. To the first floor the principal bedroom benefits from an en-suite shower room/WC and there are three further well proportioned bedrooms serviced by the family bathroom/WC. Ample off road parking within the driveway with gates leading to the side with detached garage beyond. The secure and secluded rear gardens are laid mainly to lawn and enjoy a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 0ST

DESCRIPTION

This attractive detached family home occupies an enviable position within this highly favoured locality and the accommodation has been greatly improved by extensions to the rear creating generous living space with the benefit of gas fired central heating and PVCu double glazing.

Upon entering the feel of space is apparent with a wide entrance hall leading onto a large front sitting room with a focal point of a living flame gas fire. Towards the rear is a dining room opening into the contemporary fitted kitchen with a comprehensive range of high gloss units with contrasting black quartz work surface over and with door to the side. Also off the dining room there are doors leading onto the separate living room overlooking the rear gardens and double doors providing access to the same. The ground floor accommodation is then completed by the separate utility room with study beyond and also a ground floor cloakroom/WC.

To the first floor the principal bedroom benefits from an en-suite shower room/WC. There are three further well proportioned bedrooms (two double and one single), all of which benefit from fitted wardrobes and all are serviced by the family bathroom/WC fitted with a modern white suite with chrome fittings.

Externally the driveway provides ample off road parking and has mature hedge and fence borders and with large gravelled adjacent flowerbed. There are gates then to the rear where the driveway continues leading onto the detached garage with up and over door plus light and power. Further gates lead onto the rear gardens which can also be accessed via the living room and incorporate a patio seating area with delightful lawns beyond and importantly mature hedges provide a high degree of privacy. A garden shed is positioned towards the side of the property offering excellent storage.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and close proximity to The Square.

Viewing is highly recommended to appreciate the proportions of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

Inset lighting.

ENTRANCE HALL

PVCu double glazed glass panelled front door. Laminate wood flooring. Radiator. Ceiling cornice. Spindle balustrade staircase to first floor. Telephone point.

SITTING ROOM

16'5" x 11'0" (5.00m x 3.35m)

With a focal point of a living fame gas fire with marble effect insert and hearth. Lead effect PVCu double glazed bay window to the front. Laminate wood flooring. Radiator. Ceiling cornice. Television aerial point. Telephone point.

DINING ROOM

12'7" x 11'0" (3.84m x 3.35m)

With laminate wood flooring. Space for dining suite. Recessed low voltage lighting. Ceiling cornice. Opening to:

KITCHEN

13'1" x 8'11" (3.99m x 2.72m)

Fitted with a comprehensive range of white high gloss wall cupboards with under-cabinet lighting and base units with contrasting quartz work surface over incorporating a 1 1/2 bowl sink unit. Integrated double oven/grill plus 4 ring gas hob with stainless steel extractor hood. Space for fridge freezer. Integrated dishwasher. Ceiling cornice. Recessed low voltage lighting. Tiled splashback. Tiled floor. Lead effect PVCu double glazed window overlooking the garden. PVCu double glazed door to the side.

LIVING ROOM

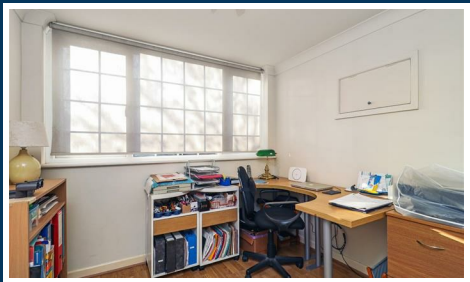
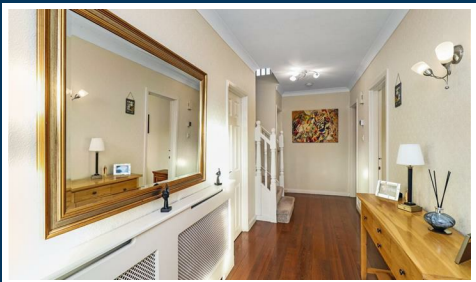
13'5" x 11'8" (4.09m x 3.56m)

With PVCu double glazed double doors providing access onto the rear garden. Laminate wood flooring. Radiator. Recessed low voltage lighting.

UTILITY

8'4" x 6'9" (2.54m x 2.06m)

With wall and base units with work surface over incorporating stainless steel sink unit with drainer. Plumbing for washing machine. Space for dryer. Radiator. Ceiling cornice. Laminate wood flooring. Opaque PVCu double glazed window to the side.



STUDY

8'4" x 7'8" (2.54m x 2.34m)

Lead effect PVCu double glazed window to the front. Laminate flooring. Radiator. Ceiling cornice.

CLAOKROOM

With WC and wash hand basin. Opaque PVCu double glazed window to the side. Electric heater. Half tiled walls.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.

BEDROOM 1

13'1" x 11'8" (3.99m x 3.56m)

Lead effect PVCu double glazed window to the front. Radiator. Ceiling cornice.

EN-SUITE

With a white suite with chrome fittings comprising tiled shower cubicle, pedestal wash hand basin and WC. Chrome heated towel rail. Opaque lead effect PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Tiled walls and floor.

BEDROOM 2

14'11" x 10'4" (4.55m x 3.15m)

Lead effect PVCu double glazed window to the front. Fitted wardrobes and overhead cupboards. Radiator. Ceiling cornice.

BEDROOM 3

12'7" x 9'0" (3.84m x 2.74m)

PVCu double glazed window to the rear. Radiator. Ceiling cornice. Loft access hatch with pull down ladder to loft space.

BEDROOM 4

9'2" x 7'4" (2.79m x 2.24m)

Lead effect PVCu double glazed window to the rear. Fitted wardrobes and overhead cupboards. Ceiling cornice. Radiator.

BATHROOM

9'2" x 6'11" (2.79m x 2.11m)

Fitted white suite with chrome fittings comprising panelled bath with mixer and mains shower, pedestal wash hand basin and WC. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Chrome heated towel rail. Airing cupboard housing hot water cylinder.

OUTSIDE

GARAGE

18'9" x 10'8" (5.72m x 3.25m)

Up and over door to the front. In addition to the parking area within the garage, there is ample storage space and shelving. Light and power.

A garden shed is positioned towards the side of the property offering excellent storage.

To the front of the property the block paved drive provides ample off road parking and has mature hedge and fence borders and adjacent gravelled flowerbed. Gated access then continues to the side leading to the garage.

Immediately to the rear is a patio seating area with delightful lawned gardens beyond all screened by mature hedge borders. Water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

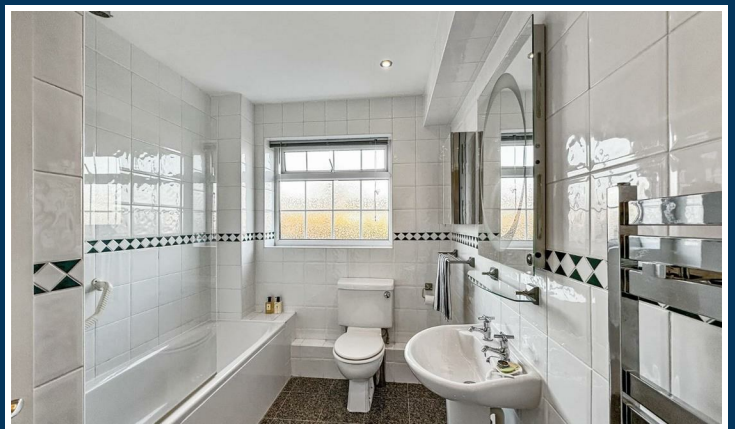
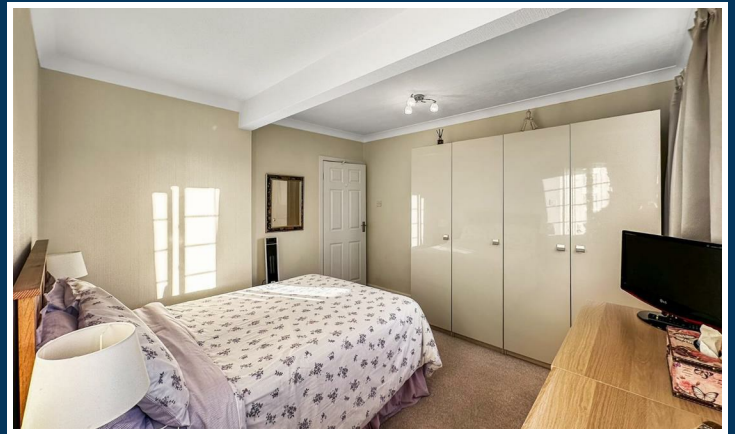
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TENURE

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

NOTE

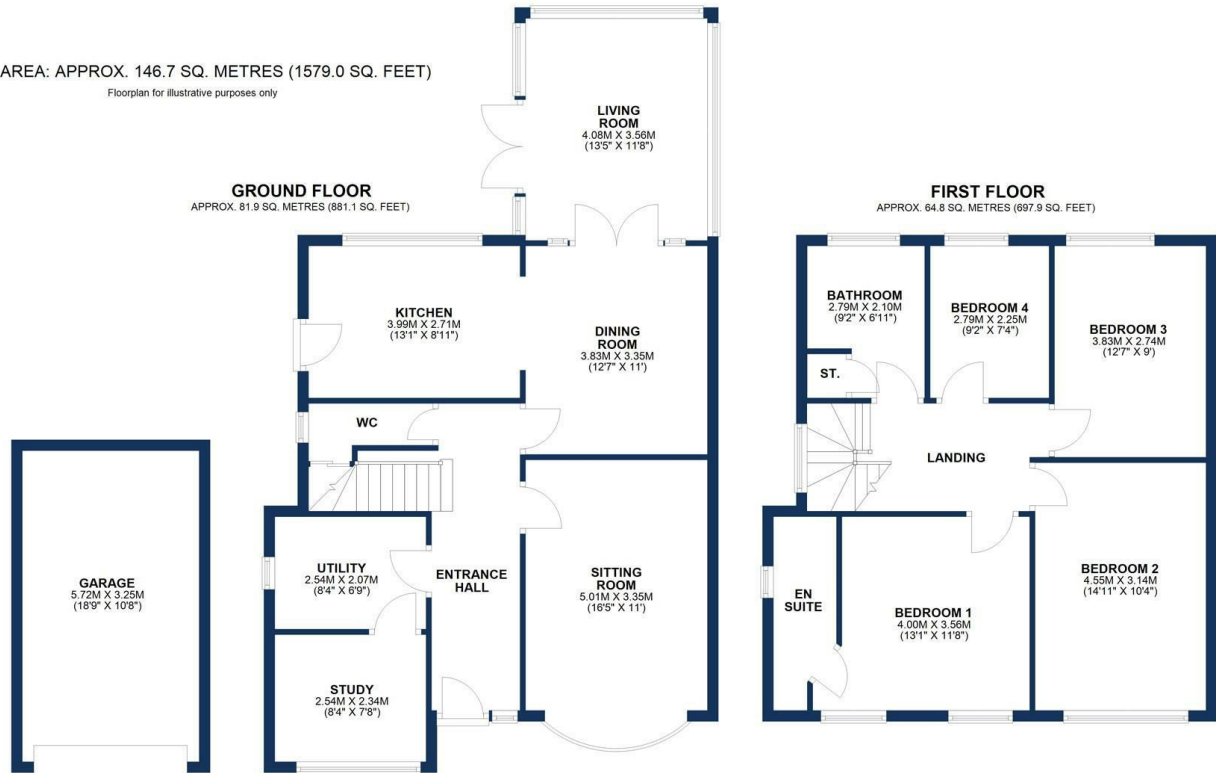
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 146.7 SQ. METRES (1579.0 SQ. FEET)

Floorplan for illustrative purposes only



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