



28 TITHEBARN ROAD | HALE BARNES

OFFERS OVER £400,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned semi detached family home within easy reach of The Square representing an exciting opportunity for any prospective purchaser to re-model and extend to individual taste subject to the relevant permissions being obtained. The accommodation briefly comprises porch, entrance hall with storage, full depth sitting/dining room with doors onto the rear garden, breakfast kitchen, cloakroom/WC, three well proportioned bedrooms and family bathroom/WC. Externally the driveway to the front provides off road parking for several vehicles and has an adjacent lawned garden and towards the rear of the property this is a detached garage. Immediately to the rear is a terraced seating area with lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended to appreciate the potential on offer.



**POSTCODE: WA15 0HW**

## DESCRIPTION

This semi detached family home is ideally positioned within easy reach of Hale Barns village centre, the surrounding network of motorways and also lying within the catchment area of highly regarded primary and secondary schools.

The accommodation is superbly proportioned throughout and represents an exciting opportunity for any prospective purchaser to remodel to individual taste. The property is also ripe for extension subject to the relevant permissions being obtained.

The accommodation is approached via a recessed porch leading onto the entrance hall which provides access to all rooms and a fitted storage area. Running the full depth of the property there is an open plan sitting/dining room with bay window to the front and double doors leading onto the south facing gardens at the rear. Also positioned to the rear is a breakfast kitchen with a range of wall and base units and with door to the rear garden. The ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three excellent bedrooms serviced by the shower room/WC.

Externally to the front of the property the driveway provides ample off road parking for several vehicles and has an adjacent lawned garden with well stocked flowerbeds. There is gated access to the side where the driveway continues leading to the detached garage. The rear gardens incorporate a seating terrace accessed via the kitchen and the sitting/dining room and with lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day.

Viewing is highly recommended to appreciate the potential on offer.

## ACCOMMODATION

### GROUND FLOOR

#### PORCH

#### ENTRANCE HALL

Glass panelled front door. Fitted storage cupboard. Radiator. Dado rail. Telephone point Spindle balustrade staircase to first floor.

#### SITTING/DINING ROOM

**21'9" x 11'7" (6.63m x 3.53m)**

With bay window to the front and double doors to the rear gardens. Two radiators. Electric fireplace. Television aerial point. Picture rail. Ceiling cornice.

#### BREAKFAST KITCHEN

**15'0" x 11'2" (4.57m x 3.40m)**

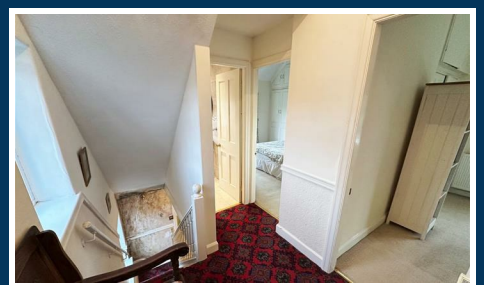
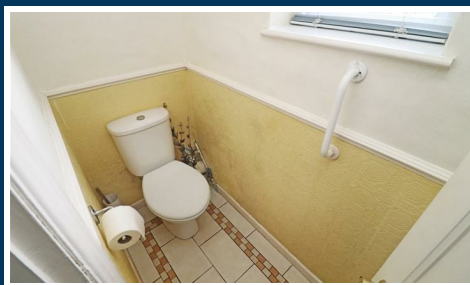
Fitted with a range of wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for cooker, fridge freezer and washing machine. Dual aspect windows. Radiator. Tiled floor. Door to the south facing rear gardens. Recessed low voltage lighting. Access to pantry cupboard.

#### CLOAKROOM

With WC and wash hand basin. Window to the side. Tiled floor. Dado rail. Ceiling cornice. Radiator.

#### LANDING

With leaded and stained glass windows to the front and at half landing and full landing levels. Radiator. Dado rail.



## BEDROOM 1

12'0" x 11'0" (3.66m x 3.35m)

With window to the side. Fitted wardrobes and overhead cupboards. Telephone point. Radiator.

## BEDROOM 2

12'2" x 11'4" (3.71m x 3.45m)

With window overlooking the rear garden. Fitted wardrobes. Radiator.

## BEDROOM 3

6'7" x 7'11" (2.01m x 2.41m)

With window to the front. Fitted wardrobe. Radiator. Loft access hatch.

## BATHROOM

9'2" x 6'3" (2.79m x 1.91m)

Fitted with a suite comprising tiled shower cubicle, pedestal wash hand basin, bidet and WC. Opaque window to the side. Tiled walls and floor. Radiator. Fitted storage cupboard.

## OUTSIDE

To the front of the property there is ample off road parking within the driveway which benefits from an adjacent lawned garden. Gated access then leads to the continuation of the driveway which provides access to the detached garage at the rear. To the rear is a seating terrace accessed via the sitting/dining room and kitchen with steps down to the rear garden, laid mainly to lawn with well stocked flowerbeds all benefitting from a southerly aspect to enjoy the sun all day.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

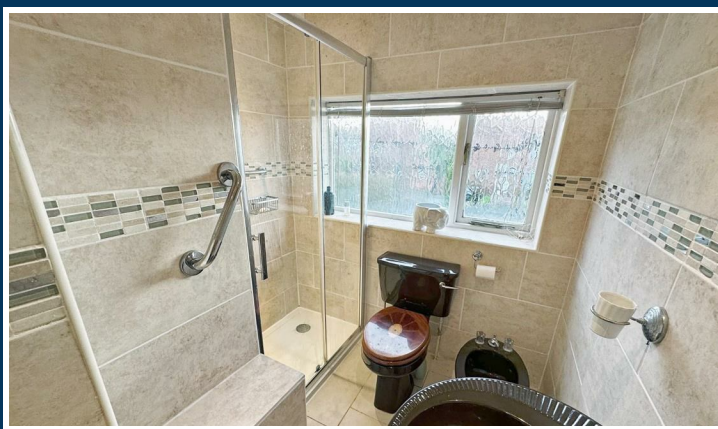
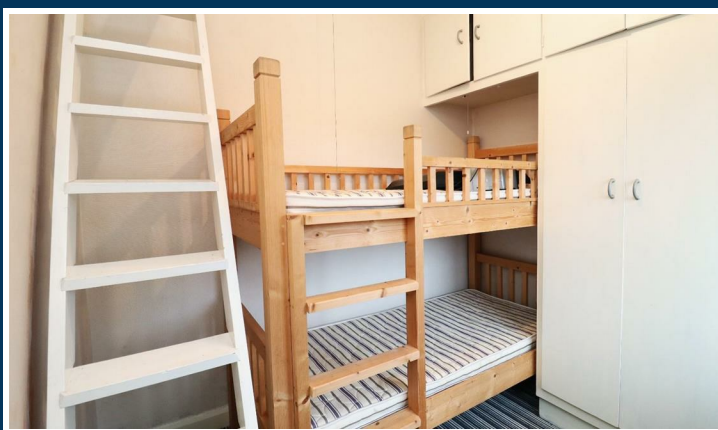
Trafford Band "D"

## 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.

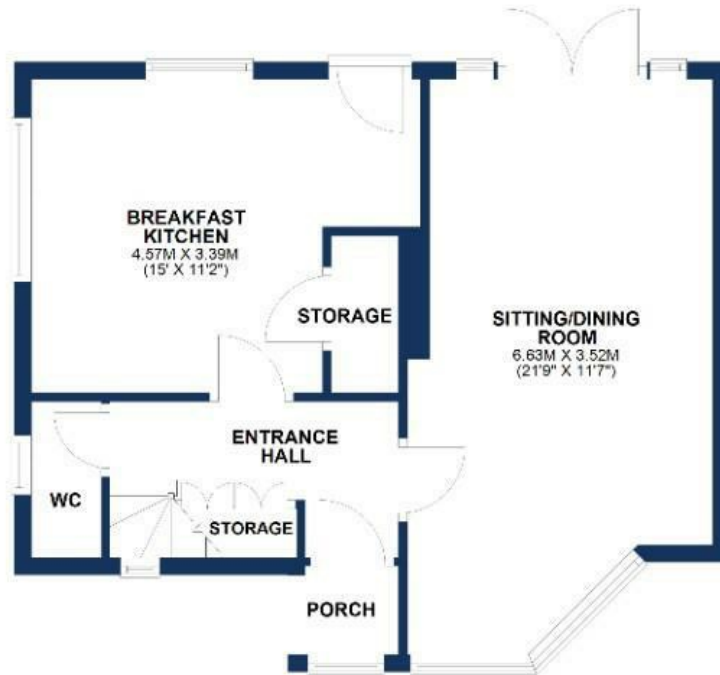


Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, 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.



## GROUND FLOOR

APPROX. 46.6 SQ. METRES (501.7 SQ. FEET)



## FIRST FLOOR

APPROX. 43.3 SQ. METRES (465.5 SQ. FEET)



TOTAL AREA: APPROX. 89.9 SQ. METRES (967.3 SQ. FEET)

Floorplan for illustrative purposes only



### 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