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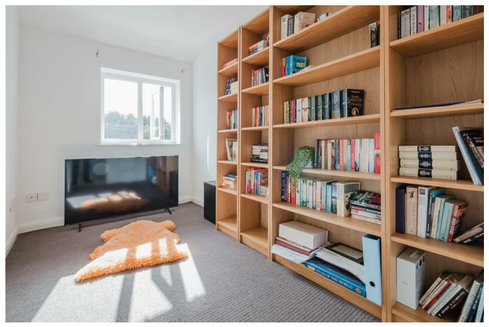



SAMUEL















NAEA
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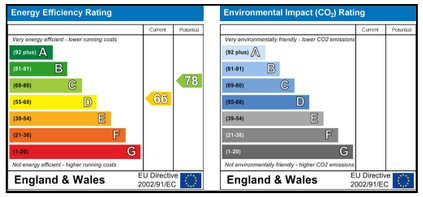
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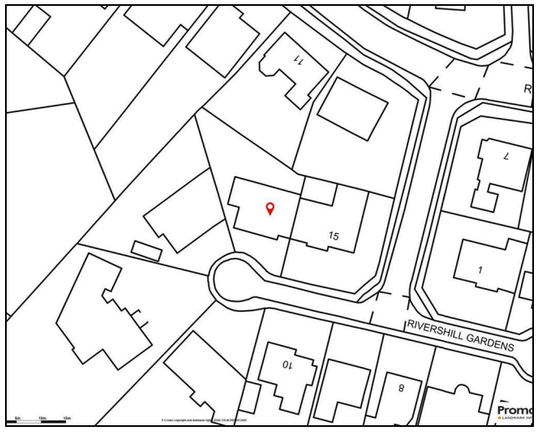
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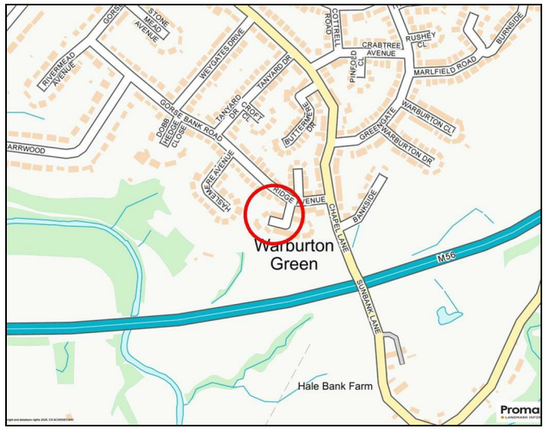
rightmove.co.uk The UK's number one property website
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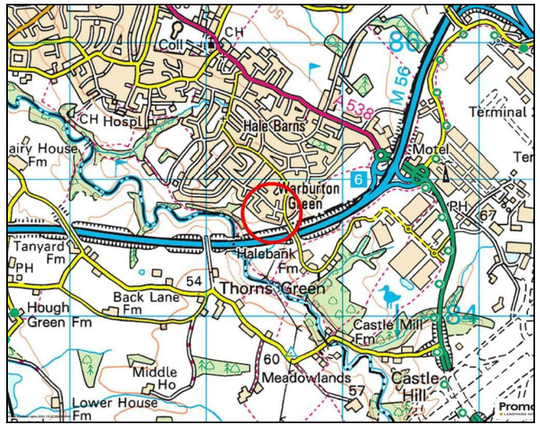
energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)









AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

overview

A COMPREHENSIVELY EXTENDED AND IMPROVED DETACHED FAMILY HOME TUCKED AWAY AT THE HEAD OF A QUIET CUL-DE-SAC, CONVENIENTLY LOCATED FOR EXCELLENT SCHOOLS, LOCAL AMENITIES AND MOTORWAY LINKS. 1888SQFT

Porch. Hall. Lounge and Dining Room. Live In Kitchen. Utility/WC. Four Double Bedrooms. Walk in Wardrobe. Two Bath/Shower Rooms. Driveway. Garage. Garden.



in detail

A comprehensively extended and improved Detached family home, positioned at the head of this cul-de-sac just off Gorsebank Road in Hale Barns, offering extensive and versatile family accommodation arranged over Two Floors extended to approximately 1900 square feet.

The property is within walking distance of excellent local schools, Hale Barns Square with Asda Supermarket and Costa Coffee, the Synagogues at Wicker Lane and Shay Lane in addition to Holy Angels Roman Catholic Church. The M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are nearby.

The property has good off street Parking to the front and a well sized Garden to the rear, ideal for a family, and it's well appointed throughout with good specification kitchen and bathroom fittings, yet at the same time would benefit from some general cosmetic improvements.

The property has been cleverly designed to provide a fantastic, 400 square foot Living and Dining Room with natural wood flooring and full height windows and French doors enjoying aspects of and giving access to the gardens.

This is in addition to the 375 square foot Live in Kitchen, ideal for day to day informal Family Living with front and rear aspects including French doors leading to the gardens.

The Kitchen area is fitted with a range of high gloss finish laminate fronted units with granite worktops and appliances to include an oven, hob, extractor fan, fridge freezer and dishwasher.

Off the Live In Kitchen is a fitted Utility Room and a Ground Gloor WC. There is also access to the Integral Garage.

To the First Floor are Four Double Bedrooms. including the fantastic 250 square foot Principal Bedroom Suite of Bedroom, large Walk in Wardrobe and En Suite Bathroom, whilst the remaining Bedrooms are served by the Family Bathroom.

Externally, there is good off street Parking to the front leading to the Integral Garage.

The rear Garden has decked and patio areas, accessed via the French doors from both the Lounge and Dining Room and Live In Kitchen. Beyond, the Garden is laid to lawn with stocked borders, enclosed within timber fencing.

An excellent family home in a tucked away location, offered for sale with no chain.

- Freehold
- Council Tax Band F

