



18 PROSPECT DRIVE | HALE BARNES

OFFERS OVER £500,000

*****NO ONWARD CHAIN***** A substantially extended traditional bay fronted semi detached family house positioned on a quiet cul de sac approximately one quarter mile distance from the village centre. The superbly proportioned accommodation briefly comprises enclosed porch, entrance hall, sitting room, living/dining room, conservatory, breakfast kitchen, cloakroom/WC, primary bedroom with dressing area and en suite bathroom/WC, two further bedrooms and family bathroom/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking. Detached brick-built store. Westerly facing paved rear terrace and gardens laid to lawn.

POSTCODE: WA15 8TQ

DESCRIPTION

Prospect Drive is a quiet cul de sac in an ideal location being a little over a ¼ mile from the revitalised village centre which includes Asda supermarket and Costa Coffee. The property is also well positioned for access to the motorway network and within the catchment area of highly regarded primary and secondary schools.

This traditional bay fronted semi detached family house has been re-planned and greatly improved by the addition of a full width two storey extension at the rear.

Approached beyond an enclosed porch and wide entrance hall the accommodation includes a spacious sitting room with fitted dresser units flanking both sides of the chimney breast and a generously proportioned open plan living/dining room over 19 feet in length. Double opening doors lead onto a naturally light conservatory with access to the rear terrace which is ideal for entertaining during the summer months. The breakfast kitchen is fitted with a range of Shaker style units alongside integrated appliances and provides space for a table and chairs. Completing the ground floor is a cloakroom/WC.

At first floor level the primary suite is of exceptional size and comprises double bedroom with fitted wardrobes, dressing area with fitted furniture and adjoining bathroom/WC. There are two further bedrooms and family bathroom/WC complete with separate shower enclosure.

Gas fired central heating has been installed together with timber framed and PVCu double glazing.

Externally there is off road parking within the block paved driveway whilst the rear gardens are laid mainly to lawn. The brick built store benefits from light and power supplies and has much further potential, subject to obtaining the relevant approval. Importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door and matching surround. Tiled floor. Two wall light points. Dado rail.

ENTRANCE HALL

Spindle balustrade staircase to the first floor. Opaque timber framed double glazed window to the side. Natural wood flooring. Cornice. Radiator.

CLOAKROOM/WC

White/chrome vanity wash basin with mixer tap and low-level WC. Timber framed double glazed window to the side. Tiled floor.

SITTING ROOM

17'2" x 12'2" (5.23m x 3.71m)

Fitted dresser units to both sides of the chimney breast. PVCu double glazed bay window to the front. Natural wood flooring. Cornice. Dado rail. Covered radiator. Double opening small paned glazed doors to:

LIVING/DINING ROOM

19'5" x 11'2" (5.92m x 3.40m)

With the continuation of the natural wood flooring. Four wall light points. Cornice. Radiator. Timber framed double glazed doors set within matching side-screens to:

CONSERVATORY

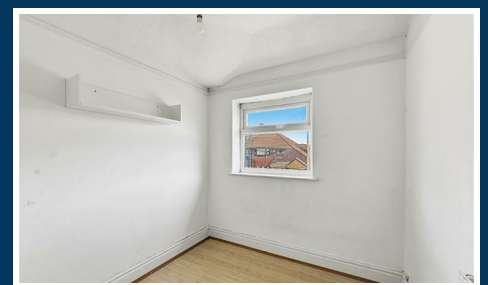
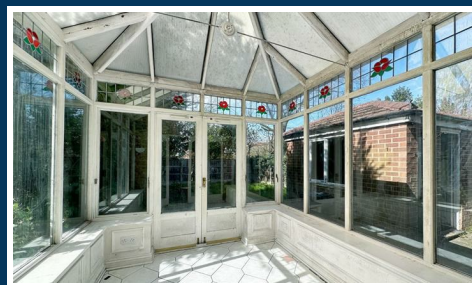
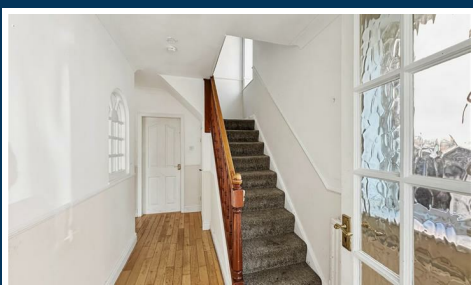
9'1" x 8'8" (2.77m x 2.64m)

Brick to the lower section, timber framed and double glazed beneath a translucent roof. Tiled floor. French windows to the paved terrace and gardens.

BREAKFAST KITCHEN

19'5" x 7'6" (5.92m x 2.29m)

Fitted with a range of Shaker style wall and base units beneath heat resistant work-surfaces/up-stands and inset 2½ bowl stainless steel drainer sink with mixer tap. Integrated appliances include a double electric oven/grill and four ring gas hob with stainless steel chimney cooker hood above. Recesses for an automatic washing machine and dishwasher. Space for a fridge/freezer. Concealed wall mounted gas central heating boiler. Space for a table and chairs. Opaque glazed/panelled door to the side. PVCu double glazed window to the rear. Tiled floor. Panelled dado. Radiator.



FIRST FLOOR

LANDING

Opaque timber framed double glazed window a half landing level. Spindle balustrade. Loft access hatch.

PRIMARY SUITE

23'3" x 11'7" (7.09m x 3.53m)

With recessed LED lighting and planned to incorporate:

BEDROOM ONE

Fitted with a full length range of wardrobes, cupboards and drawers and. Radiator. Wide archway to:

DRESSING AREA

Fitted with matching dressing tables, cupboards and drawers. PVCu double glazed window to the rear. Radiator.

EN SUITE BATHROOM/WC

9'8" x 8'7" (2.95m x 2.62m)

White/chrome corner bath, vanity wash basin, low-level WC and bidet. Opaque PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting. Dado rail. Radiator.

BEDROOM 2

14'2" x 11'5" (4.32m x 3.48m)

Fitted with a five door range of beech effect wardrobes containing thanking rails and shelving. PVCu double glazed bay window to the front. Radiator.

BEDROOM 3

7'11" x 7'5" (2.41m x 2.26m)

PVCu double glazed window to the front. Laminate flooring. Picture rail. Radiator.

BATHROOM/WC

9'5" x 7'5" (2.87m x 2.26m)

Fully tiled and fitted with a white/chrome suite comprising panelled bath, pedestal wash basin with mixer tap and low-level WC. Corner enclosure with panelled walls and thermostatic shower. Mirror fronted cabinet. Opaque timber framed window to the side Extractor fan. Chrome heated towel rail.

OUTSIDE

BRICK BUILT STORE

10'6" x 9'6" (3.20 x 2.90)

Opaque glazed/panelled door to the front. Timber framed window to the side. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

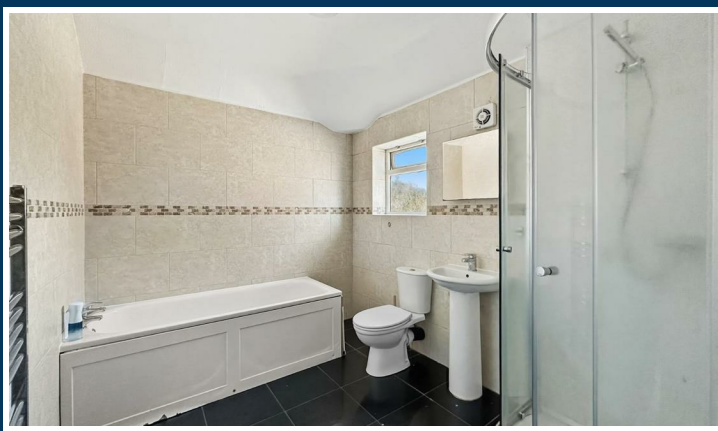
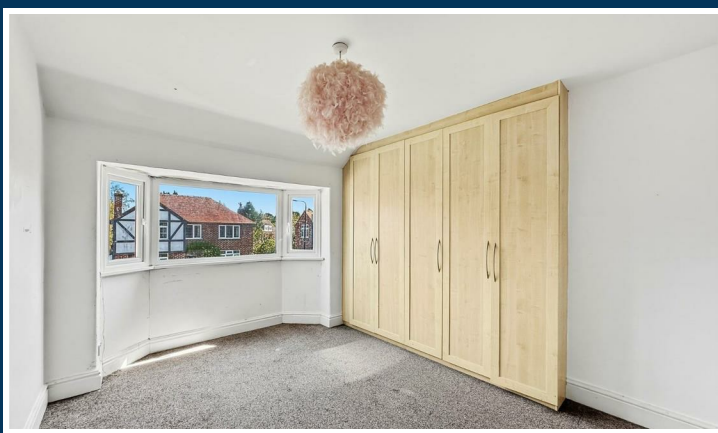
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

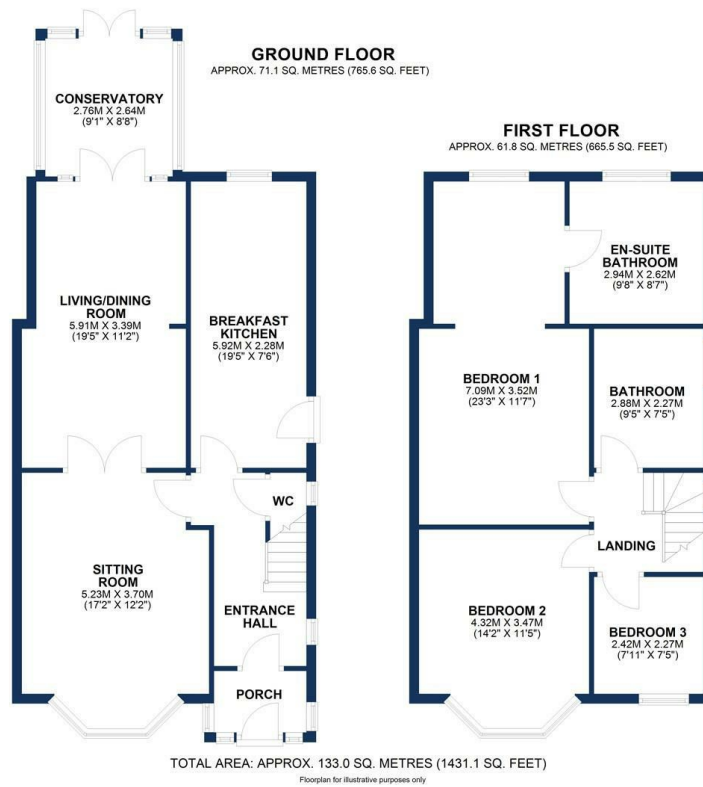
Band E.

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