



7 THE COPPICE | HALE BARNES

OFFERS IN THE REGION OF £1,250,000

NO ONWARD CHAIN

An individually designed detached family house positioned within a quiet cul de sac and set within magnificent grounds approaching one third of an acre. The superbly proportioned accommodation extends to approximately 3,000 sq ft (279 sq m) and briefly comprises covered porch, entrance hall, full depth sitting room, formal dining room, family room, fitted breakfast kitchen, utility room, study, cloakroom/WC, primary bedroom with dressing area and en suite bathroom/WC, three further double bedrooms and family bathroom/WC. Integral double garage. Gas fired central heating and PVCu double glazing. South westerly facing landscaped rear gardens with a high degree of privacy. Sought after location.

POSTCODE: WA15 0DU

DESCRIPTION

The Coppice is an exclusive cul-de-sac development constructed by Crosby Homes approximately thirty years ago, which has matured into a delightful tree-lined setting, ideally positioned a little over a quarter of a mile from the revitalised village centre and within the catchment area of highly regarded primary and secondary schools. Various churches, mosques and synagogues are all within easy reach, whilst the surrounding motorway network and Manchester International Airport are readily accessible.

Occupying one of the most desirable positions within the development, this individually designed detached family house stands within magnificent grounds approaching one third of an acre, a notable feature that affords a high degree of privacy together with significant potential for extension, subject to obtaining the relevant approval. The rear gardens are perfectly positioned to take advantage of the approximately south westerly aspect, providing an ideal setting for outdoor entertaining whilst enjoying sunshine throughout the afternoon and into the evening.

The generously proportioned accommodation has been well maintained and presents an outstanding opportunity to remodel to individual taste. The property also benefits from gas fired central heating together with PVCu double glazing.

The interior is approached beyond a covered porch which leads into a wide entrance hall where the feeling of space is readily apparent. Double doors open into the full-depth sitting room with an attractive stone fireplace surround and French windows opening directly onto the paved rear terrace. Adjoining the sitting room is a family room, providing versatile informal living space with French windows to the rear terrace. The dining room is generously proportioned and provides an elegant setting for formal entertaining, with two sets of French windows once again offering pleasant views and direct access to the terrace. The breakfast kitchen is fitted with an extensive range of cabinetry complemented by polished granite work surfaces and integrated appliances, with ample space for a dining suite beside two sets of French windows opening onto the paved rear terrace. A separate study will undoubtedly appeal to those who work from home, whilst the adjoining utility room provides practical laundry facilities, additional storage and useful external access to the front of the property. Completing the ground floor is a cloakroom/WC.

At first floor level, the primary suite comprises dressing area flanked by fitted wardrobes, dual aspect double bedroom and en suite bathroom/WC complete with separate shower enclosure. Three further double bedrooms are served by the family bathroom/WC which is also fitted with a separate shower enclosure.

The block paved driveway provides ample off-road parking and leads to the integral double garage with twin remotely operated doors, secondary kitchen area and internal access to the study.

In conclusion, this is a rare opportunity to acquire a substantial family home occupying an exceptional plot within one of the area's most sought-after residential locations. Whilst the property would now benefit from cosmetic modernisation, it offers tremendous scope to create a home of considerable distinction in a setting that is increasingly difficult to find.

ACCOMMODATION

GROUND FLOOR: COVERED PORCH

Glazed hardwood double doors set within matching side-screens. External light point.

ENTRANCE HALL

21'10" x 7'8" (6.65m x 2.34m)

Turned spindle balustrade staircase to the first floor. Cloaks closet with hanging rail and shelving. Tiled floor. Coved cornice. Panelled dado. Covered radiator.

SITTING ROOM

22'9" x 15' (6.93m x 4.57m)

Ornate stone fireplace surround with revealed brick recess and coal effect/living flame gas fire set upon a tiled hearth. PVCu double glazed French windows set within matching side-screens to the paved rear terrace. PVCu double glazed window to the front. Recessed low-voltage lighting. Coved cornice. Dado rail. Two covered radiators.

DINING ROOM

16' x 15'3" (4.88m x 4.65m)

Two sets of PVCu double glazed French windows to the paved rear terrace. Recessed low-voltage lighting. Coved cornice. Covered radiator.

FAMILY ROOM

13'1" x 11'6" (3.99m x 3.51m)

PVCu double glazed French windows set within matching side-screens to the paved rear terrace. Recessed low-voltage lighting. Coved cornice. Radiator.

BREAKFAST KITCHEN

22'7" x 17'8" (6.88m x 5.38m)

Fitted with a range of matching wall and base units beneath polished granite work-surfaces and under-mount 1 1/2 bowl stainless steel sink with mixer tap and tiled splash-back. Integrated appliances include a double electric oven/grill, four ring ceramic hob with chimney cooker hood above and dishwasher. Space for a fridge/freezer. Ample space for dining suite. Two sets of PVCu double glazed French windows set within matching side-screens to the paved rear terrace. Tiled floor. Coved cornice. Radiator.

UTILITY ROOM

7'1" x 5'11" (2.16m x 1.80m)

Matching wall base units beneath heat resistant work-surfaces and inset stainless steel drainer sink with tiled splash-back. Recess for an automatic washing machine and tumble dryer. PVCu double glazed/panelled door to the front. Tiled floor.

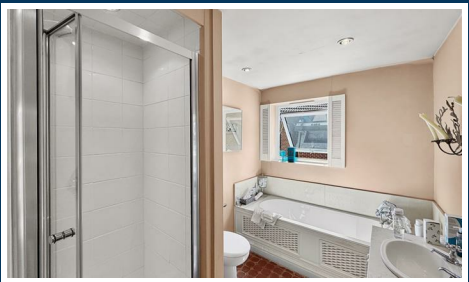
STUDY

10'2" x 6'10" (3.10m x 2.08m)

Recessed LED lighting. Radiator.

CLOAKROOM/WC

Vanity wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the side. Recessed low-voltage lighting. Coved cornice. Radiator.



FIRST FLOOR: LANDING

Airing cupboard with shelving and housing two hot water cylinders. Access to the partially boarded loft space via a retractable ladder. Turned spindle balustrade. Coved cornice. Panelled dado. Radiator.

PRIMARY SUITE

Planned to incorporate:

DRESSING AREA

Fitted with a ten door range of mirror fronted wardrobes containing hanging rails and shelving. Archway to:

BEDROOM ONE

18' x 14'2" (5.49m x 4.32m)

PVCu double glazed window to the front. Two PVCu double glazed windows to the side. Recessed low-voltage lighting. Coved cornice. Radiator. Double opening doors set within an archway to:

EN SUITE BATHROOM/WC

9'10" x 8'8" (3.00m x 2.64m)

Fitted with a suite comprising inset bath with mixer/shower tap, pedestal wash basin and low-level WC. Tiled enclosure with thermostatic shower. Mirror fronted cabinet. Recessed LED lighting. Extractor fan. Heated towel rail.

BEDROOM TWO

19'6" x 11'11" (5.94m x 3.63m)

Fitted with a comprehensive range of wardrobes containing hanging rails and shelving plus matching drawers. Concealed vanity wash basin. Two PVCu double glazed windows to the front. Two PVCu double glazed windows to the rear. Coved cornice. Two radiators.

BEDROOM THREE

14'1" x 11'7" (4.29m x 3.53m)

Fitted twin pedestal dressing table and chest of drawers. PVCu double glazed window to the rear. Coved cornice. Radiator.

BEDROOM FOUR

12' x 11'7" (3.66m x 3.53m)

PVCu double glazed window to the rear. Coved cornice. Radiator.

FAMILY BATHROOM/WC

9'5" x 7'1" (2.87m x 2.16m)

Fitted with a suite comprising panelled bath with mixer/shower tap, vanity wash basin and low-level WC. Tiled enclosure with thermostatic shower. PVCu double glazed window to the side. Tiled floor. Extractor fan. Radiator.

OUTSIDE

INTEGRAL DOUBLE GARAGE

18'5" x 18' (5.61m x 5.49m)

Twin remotely operated up and over doors. Kitchen area with base units beneath heat resistant work-surfaces and integrated electric oven/grill. Wall mounted gas central heating boiler. 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

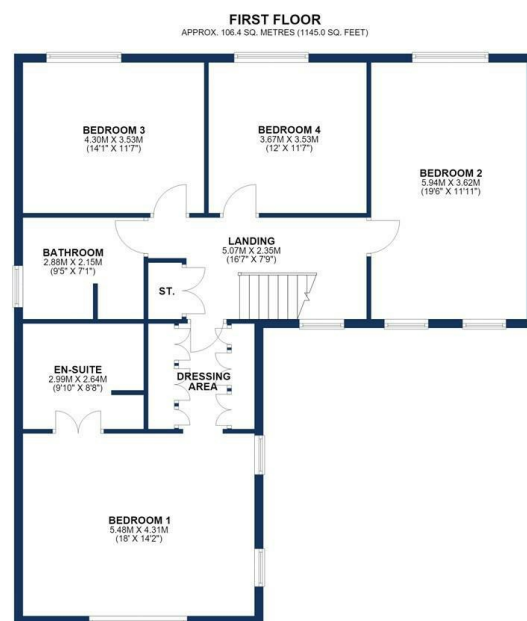
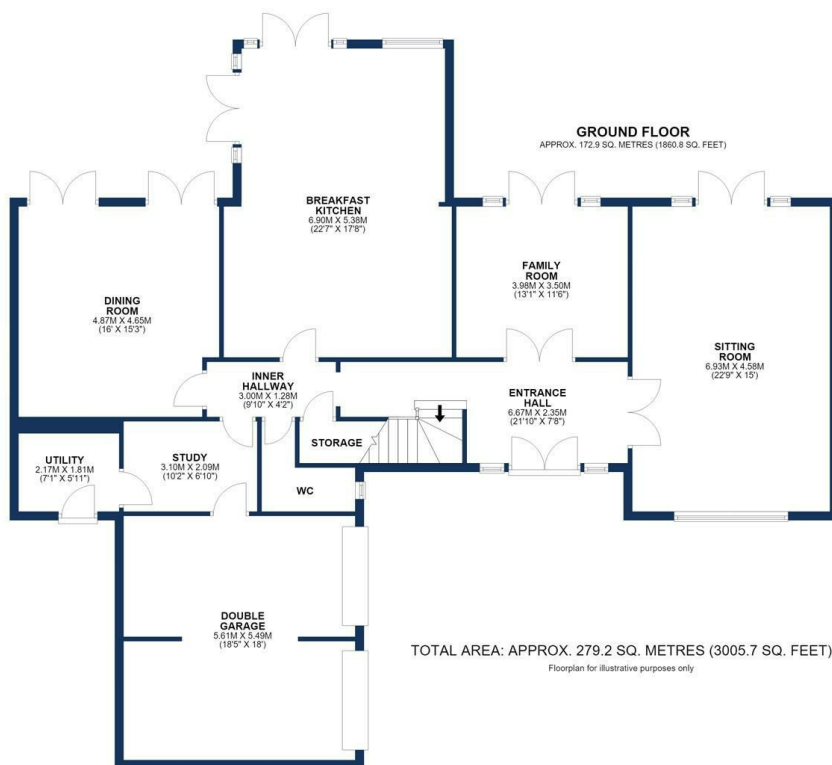
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NOTE

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