IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

16 FERNLEA | HALE

£1,060,000

A recently refurbished and replanned modern detached family house positioned within a highly favoured cul de sac development approximately half a mile from the village of Hale. The superbly presented accommodation briefly comprises enclosed porch, entrance hall, cloakroom/WC, spacious dual aspect sitting room, dining room, fitted kitchen with integrated appliances, study, primary bedroom with en suite shower room/WC, two further double bedrooms, generous single bedroom and family shower room/WC. Detached conservatory. Gas fired central heating and PVCu double glazing. Paved driveway and attached double garage with remotely operated door. Mature landscaped grounds including a southerly facing paved rear terrace and gardens laid mainly to lawn with a high degree of privacy. Sought after location.

POSTCODE: WA15 9LH

DESCRIPTION

This spacious family home features attractive partially rendered elevations and stands in a remarkable plot. Southerly facing at the rear with beautiful landscaped grounds which are ideal for entertaining during the summer months and include a full width paved rear terrace accessed from both the sitting room and dining room. The rear gardens also incorporate a manicured lawn and impressive water fall with fish pond surrounded by mature raised borders and a variety of trees all of which combines to create a delightful setting with a high degree of privacy.

The superbly presented accommodation has recently been refurbished and replanned and is generously proportioned throughout with an enclosed porch set beyond a composite front door and wide entrance hall with glass balustrade staircase. There is an elegant dual aspect sitting room with the focal point of a rotating room divider with provision for a wall mounted flatscreen television which provides separation from the adjacent formal dining room. The stunning kitchen is fitted with contemporary matt grey units complemented by wood effect work surfaces and a range of integrated appliances. Completing the ground floor is a well appointed cloakroom/WC and a study with fitted bookshelves which may prove invaluable for those who choose to work from home.

At first floor level the excellent primary suite comprises double bedroom with fitted wardrobes and luxurious shower room/WC. Two further double bedrooms and a generous single bedroom all benefit from fitted/built-in furniture and are served by the fully tiled modern shower room/WC.

Gas fired central heating has been installed together with PVCu double glazing throughout.

Externally the paved driveway provides parking for several vehicles and there is an attached double garage with remotely operated door. In addition, the detached conservatory creates additional living space suitable for a variety uses and is currently configured as a games/living room.

Fernlea is a quiet cul de sac containing substantial detached houses of modern design set well back from the grass verge and tree lined carriageway. The location is highly sought after being approximately ½ a mile distance from the village of Hale with its range of individual shops, fashionable restaurants and train station and the property also lies within the catchment area of highly regarded primary and secondary schools. A little further is the comprehensive shopping centre of Altrincham town with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and, in addition, the area is well placed for the surrounding network of motorways. Importantly, just a few hundred yards to the south are walks through the Bollin Valley which forms part of the North Cheshire Greenbelt.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Composite front door. Mirror fronted shoe closet. Space for hanging coats and jackets. PVCu double glazed window to the front. Hardwood flooring. Recessed LED lighting.

ENTRANCE HALL

16' x 6'3" (4.88m x 1.91m)

Matching sliding doors to both reception rooms. Glass balustrade staircase to the first floor. Opaque PVCu double glazed window to the front. Hardwood flooring. Recessed LED lighting. Radiator.

SITTING ROOM

18'10" x 13' (5.74m x 3.96m)

Provision for a wall mounted flatscreen television set within a rotating partition wall. Double glazed sliding windows to the paved rear terrace. PVCu double glazed window to the front. Hardwood flooring. Recessed LED lighting. Two light points. Radiator.

DINING ROOM

12'4" x 10' (3.76m x 3.05m)

Double glazed sliding windows to the paved rear terrace. Hardwood flooring. Recessed LED lighting. Radiator.

KITCHEN

13'9" x 12'4" (4.19m x 3.76m)

Fitted with a range of contemporary matt grey wall and base units beneath wood effect heat resistant work-surfaces/up-stands and inset 1½ bowl stainless steel drainer sink with mixer tap. Matching breakfast bar. Rangemaster with six gas burners, two electric ovens and grill. Integrated Bosch appliances include a larder fridge, larder freezer, dishwasher and automatic washing machine. Concealed wall mounted gas central heating boiler. Opaque PVCu double glazed door to the side. PVCu double glazed window to the rear. Recessed LED lighting. Two wall light points. Radiator.

STUDY

10'4" x 7'11" (3.15m x 2.41m)

Fitted bookshelves and cupboards. PVCu double glazed window to the side. Hardwood flooring. Recessed LED lighting. Radiator.

CLOAKROOM/WC
White/chrome counter-top vanity wash basin with mixer tap and WC with concealed cistern plus douche spray. Opaque PVCu double glazed window to the side. Tiled walls. Decorative tiled floor. Extractor fan. Chrome heated towel rail.

FIRST FLOOR

LANDING
Glass balustrade. Access hatch to the partially boarded loft space with light supply. PVCu double glazed window to the front. Coved cornice. Radiator.

BEDROOM ONE
15'7" x 12'1" (4.75m x 3.68m)
Fitted with a five door range of wardrobes containing hanging rails and shelving and matching chest of drawers. PVCu double glazed window to the rear. Radiator.

EN SUITE SHOWER ROOM/WC
7'5" x 5' (2.26m x 1.52m)
White/chrome circular wash stand with mixer tap and low-level WC with douche spray. Wide walk-in shower with stone effect panelled walls and thermostatic ceiling mounted rain-shower plus handheld attachment. Illuminated/demisting mirror. Opaque PVCu double glazed window to the side. Panelled walls. Tiled floor. Shaver point. Extractor fan. Chrome heated towel rail.

BEDROOM TWO
12'8" x 12'2" (3.86m x 3.71m)
Fitted with a four door range of wardrobes containing hanging rails and shelving and flanking a central dressing table with cupboards above. PVCu double glazed window to the rear. Recessed LED lighting. Radiator.

BEDROOM THREE
12' x 9'1" (3.66m x 2.77m)
Fitted with a three door range of wardrobes containing hanging rails with cupboards above. PVCu double glazed window to the rear. Radiator.

BEDROOM FOUR
10'1" x 6'10" (3.07m x 2.08m)
Built-in linen closet with shelving. PVCu double glazed window to the front. Radiator.

SHOWER ROOM/WC
7'5" x 6'10" (2.26m x 2.08m)
White/chrome counter-top vanity wash basin with mixer tap and low-level WC with douche spray. Wide tiled enclosure with thermostatic rain-shower plus handheld attachment. Illuminated mirror. Opaque PVCu double glazed window to the front. Wood effect tiled floor. Tiled walls. Extractor fan. Chrome heated towel rail.

OUTSIDE

ATTACHED DOUBLE GARAGE
18' x 16'5" (5.49m x 5.00m)
Remotely operated up and over door. Opaque PVCu double glazed/panelled door and matching window to the rear. Light and power supplies.

DETACHED CONSERVATORY
Brick to the lower section, PVCu framed and double glazed beneath a transparent roof. French windows to the gardens. Two wall light points. Power supply.

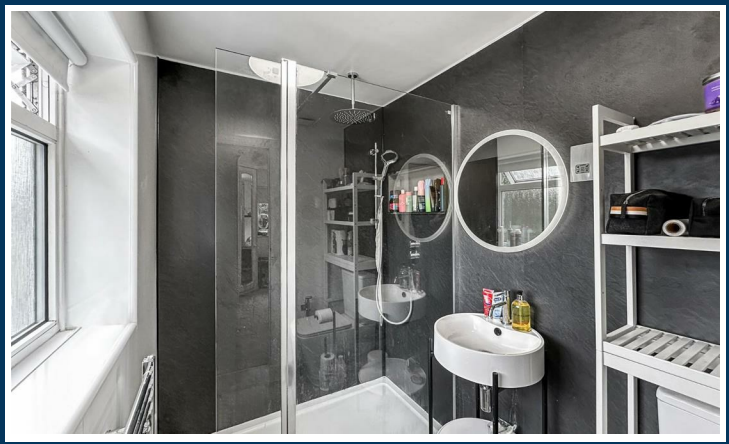
SERVICES
All mains services are connected.

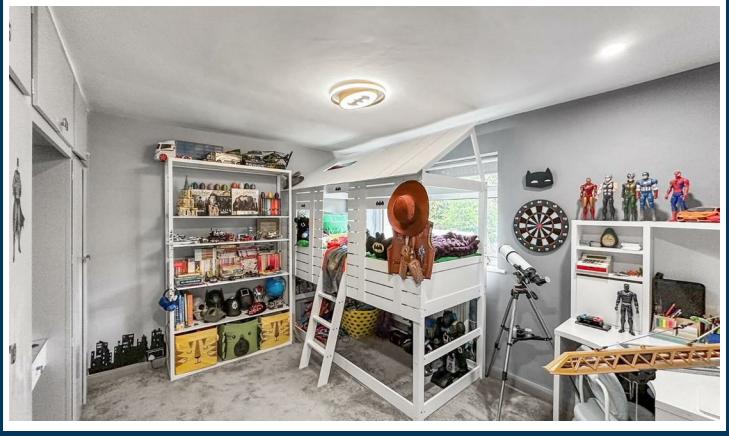
POSSESSION
Vacant possession upon completion.

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

COUNCIL TAX
Band F.

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





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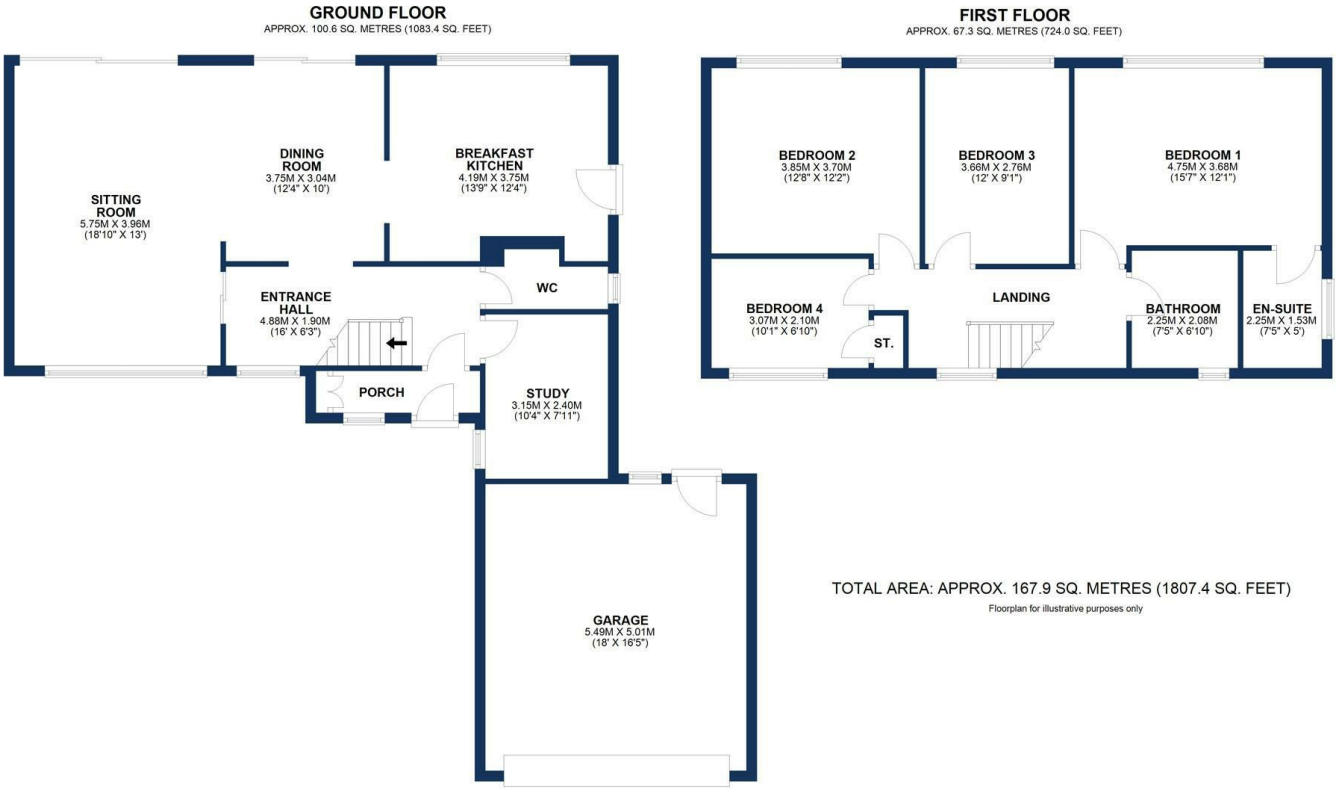

TOTAL AREA: APPROX. 167.9 SQ. METRES (1807.4 SQ. FEET)

Floorplan for illustrative purposes only

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