



10 CANTERBURY ROAD | HALE

OFFERS OVER £600,000

An extended and replanned traditional semi detached family house positioned in a sought after residential location. Landscaped grounds approximately 130 feet in length at the rear with far reaching tree lined views across neighbouring fields. The superbly presented accommodation briefly comprises recessed porch, wide entrance hall, sitting room with feature fireplace, fitted dining kitchen with integrated appliances, cloakroom/WC, landing with study area, primary bedroom with en suite shower room/WC, two further first floor double bedrooms, family bathroom/WC and second floor double bedroom with en suite WC. Gas fired central heating and PVCu double glazing. Integral external store and off road parking. Paved terrace and exceptional gardens laid mainly to lawn. Much further potential subject to obtaining the relevant approval.



POSTCODE: WA15 8PL

DESCRIPTION

This extended traditional semi detached family house is set well back beyond the grass verge and tree lined carriageway and occupies an exceptional site with landscaped gardens extending to approximately 130 feet in length. The outlook is further enhanced by far reaching views across neighbouring fields and it is hard to imagine the location is less than a mile from the revitalised shopping centre of Hale Barns.

The position is ideal being within the catchment area of the highly regarded Wellgreen Primary/Nursery School, within a few hundred yards of open countryside and well placed for access to the surrounding network of motorways and Manchester International Airport. In addition, Hale Country Club & Spa, Ringway Golf Club and Costa Coffee are also within close proximity.

The superbly presented interior has been significantly improved over the years and includes a recessed porch with wide entrance hall which leads onto both reception rooms and the kitchen. The ground floor has been reconfigured to create a naturally light sitting room with the focal point of a revealed brick fireplace surround and solid fuel burning stove set upon a stone hearth, whilst toward the rear a spacious dining kitchen opens onto the paved terrace through French windows and overlooks the exceptional gardens. The kitchen has been fitted with a comprehensive range of Shaker style units complemented by wood effect work-surfaces and integrated appliances and there is a well appointed cloakroom/WC off the entrance hall.

There are stunning views from the upper levels and on the first floor the excellent primary suite comprises double bedroom with a range of fitted furniture and fully tiled en suite shower room/WC. Two further double bedrooms feature fitted wardrobes and are served by the modern family bathroom complete with underfloor heating. Furthermore, the landing provides ample space for a study area and may prove invaluable for those who choose to work from home.

The loft space has been converted and designed to form an additional double bedroom with en suite WC.

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

Externally there is offroad parking within the driveway and gated access to the side. The rear gardens incorporate a full width paved terrace which is ideal for entertaining during the summer months with steps down to a vast expanse of lawn and importantly with the added advantage of a high degree of privacy.

There is also much further potential to increase the size of the living space, subject to obtaining the relevant approval.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Opaque double glazed/panelled woodgrain effect composite front door set within an opaque PVCu double glazed surround.

ENTRANCE HALL

Turned spindle balustrade staircase to the first floor. Laminate wood flooring. Radiator.

SITTING ROOM

18'8" x 10'11" (5.69m x 3.33m)

Revealed brick fireplace surround with multifuel burning stove set upon a stone hearth. PVCu double glazed bay window to the front. Laminate wood flooring. Radiator.

DINING KITCHEN

26'1" x 19'8" (7.95m x 5.99m)

Fitted with a range of Shaker style wall and base units beneath wood effect heat resistant work-surfaces and inset twin bowl composite drainer sink with mixer tap and tiled splash-back. Matching peninsula breakfast bar and dresser unit. Integrated appliances include a Stoves range cooker with two electric fan ovens, grill, slow cooker and five zone induction hob with matching stainless steel chimney cooker hood above, Kenwood dishwasher and wine/drinks cooler. Space for an American style fridge/freezer. Recess for an automatic washing machine and tumble dryer. Concealed wall mounted gas central heating boiler. PVCu double glazed French windows and PVCu double glazed/panelled door to the paved rear terrace. PVCu double glazed window to the rear. Laminate wood flooring. Recessed LED lighting. Two radiators.

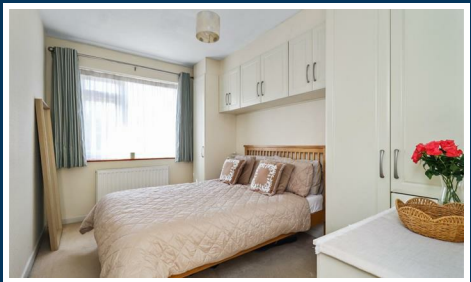
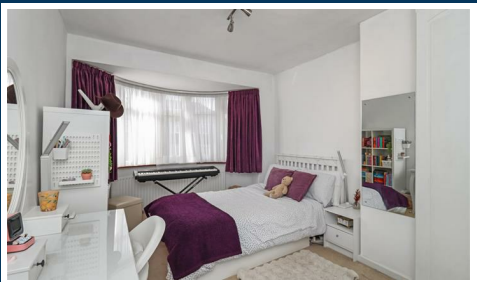
CLOAKROOM/WC

White/chrome corner vanity wash basin with mixer tap and low-level WC. Mirror fronted cabinet. Tiled surrounds. Recessed LED lighting.

FIRST FLOOR

LANDING

Turned spindle balustrade staircase to the second floor. Study area with PVCu double glazed window to the front. Radiator.



## BEDROOM ONE

12'1" x 11'11" (3.68m x 3.63m)

Fitted with a four door range of wardrobes containing hanging rails and shelving. Matching chest of drawers and recess for a double bed with cupboards above and bedside tables to both sides. PVCu double glazed window to the rear. Radiator.

## EN SUITE SHOWER ROOM/WC

8'4" x 4'10" (2.54m x 1.47m)

White/chrome vanity wash basin with mixer tap and low-level WC. Wide tiled enclosure with thermostatic rain shower plus handheld attachment. Illuminated mirror fronted cabinet. PVCu double glazed window to the rear. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## BEDROOM TWO

14'4" x 9'9" (4.37m x 2.97m)

Two door fitted wardrobe containing hanging rails and shelving. PVCu double glazed bay window to the front. Radiator

## BEDROOM THREE

12' x 8'4" (3.66m x 2.54m)

Three door fitted wardrobes containing hanging rails and shelving. Recess for a double bed with cupboards above and flanked by bedside tables. PVCu double glazed window to the front. Radiator

## BATHROOM/WC

8'4" x 8'1" (2.54m x 2.46m)

Fitted with a white/chrome suite comprising panelled bath with thermostatic shower and screen above, wall mounted vanity with counter top wash basin and freestanding mixer tap, low-level WC and bidet with mixer tap. Illuminated mirror. PVCu double glazed window to the rear. Partially tiled walls. Wood effect tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail. Electric underfloor heating.

## SECOND FLOOR

### LANDING

Access to eaves storage. Recessed LED lighting.

## BEDROOM FOUR

14' x 11'4" (4.27m x 3.45m)

Two velux windows. Wood effect flooring. Recessed LED lighting. Radiator.

## EN SUITE WC

7' x 5'5" (2.13m x 1.65m)

White/chrome pedestal wash basin with mixer tap and low-level WC. Wood effect flooring. Recessed LED lighting. Extractor fan.

## OUTSIDE

### STORAGE

8' x 4' (2.44m x 1.22m)

Double opening steel doors. 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 D.

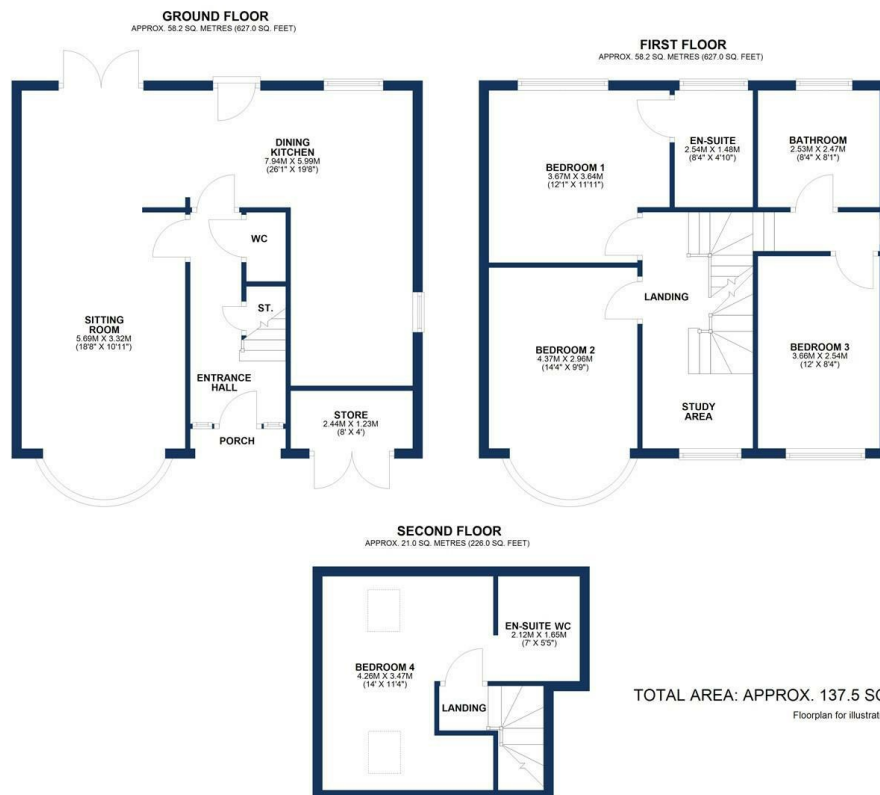
## NOTE

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