IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

3 COTTRELL ROAD | HALE BARNS

£550,000

NO ONWARD CHAIN

A superbly proportioned bay fronted detached bungalow with extension at the rear and private gardens laid mainly to lawn. The well presented accommodation briefly comprises enclosed porch, entrance hall, sitting room with feature fireplace, dining room, fitted breakfast kitchen with integrated appliances, utility room, WC, two excellent double bedrooms and contemporary shower room/WC. Driveway providing off road parking, car port and detached garage. Highly favoured location approximately half a mile from the much improved village centre.

POSTCODE: WA15 0RT

DESCRIPTION

This traditional detached bungalow is set well back beyond the grass verge and tree lined carriageway and is positioned in a highly sought after location. The interior is generously proportioned and well presented throughout with the benefit of a ground floor extension. Importantly, there is much further potential within the loft space and similar properties within the vicinity have created two en suite double bedrooms at first floor level.

The accommodation is approached beyond an enclosed porch and wide entrance hall with laminate wood flooring and cloaks closet to one side. Positioned toward the front there is a naturally light sitting room with oriel bay window and the focal point of a stylish marble conglomerate fireplace surround with matching hearth. An archway opens into the dining room which is ideal for formal entertaining and the adjacent fitted kitchen provides ample space for a breakfast table. French windows lead onto the delightful gardens from the useful utility room and there is also an adjoining WC.

Two excellent double bedrooms both feature fitted furniture and the well appointed shower room/WC is fitted with a contemporary white suite complemented by attractive tiling.

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

Externally the paved driveway allows parking for several cars in addition to a covered parking area and detached garage. There is gated access to the enclosed rear gardens which are laid mainly to lawn with well stocked borders and a high degree of privacy.

Cottrell Road contains a variety of detached bungalows standing within mature grounds all of which combines to create a delightful setting. Well placed for access to the surrounding network of motorways and Manchester International Airport and with local shops available within the revitalised village centre including Asda supermarket and Costa Coffee. The property also lies within the catchment area of highly regarded primary and secondary schools.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed/panelled double opening doors. PVCu double glazed windows to the front and side. Granite effect flooring.

ENTRANCE HALL

Opaque leaded effect PVCu double glazed front door set beside a matching side-screen. Cloaks closet with hanging rail and shelving. Access to the partially boarded/insulated loft space and wall mounted gas central heating boiler via a retractable ladder. Laminate wood flooring. Coved cornice. Radiator.

SITTING ROOM

17'7" x 12'6" (5.36m x 3.81m)

Marble conglomerate fireplace surround and hearth with coal effect electric fire flanked by two wall light points. PVCu double glazed oriel bay window to the front. PVCu double glazed window to the side. Two radiators. Archway to:

DINING ROOM

12'6" x 8'1" (3.81m x 2.46m)

Opaque PVCu double glazed window to the side. Coved cornice. Radiator.

BREAKFAST KITCHEN

11'11" x 10'11" (3.63m x 3.33m)

Fitted with light wood effect wall and base units beneath heat resistant work-surfaces and inset 1½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill and four ring ceramic hob with extractor/light above. Recess for a fridge, freezer and slimline dishwasher. Space for a breakfast table and chairs. PVCu double glazed window to the rear. Laminate wood flooring. Radiator.

UTILITY ROOM
11' x 7' (3.35m x 2.13m)
Space for an automatic washing machine with shelving above. PVCu double glazed French windows to the rear. PVCu double glazed window to the side. Laminate wood flooring. Radiator.

WC
White/chrome wall mounted wash basin and low-level WC. Laminate wood flooring. Wall light point. Extractor fan.

BEDROOM ONE
13'2" x 11'11" (4.01m x 3.63m)
Fitted dressing table flanked by wardrobes containing hanging rails and shelving with cupboards above. PVCu double glazed window to the front. Coved cornice. Radiator.

BEDROOM TWO
11'9" x 11'1" (3.58m x 3.38m)
Full width built-in wardrobes with sliding doors and containing hanging rails plus shelving. PVCu double glazed window to the rear. Coved cornice. Radiator.

SHOWER ROOM/WC
8' x 7'5" (2.44m x 2.26m)
Fitted with a contemporary white/chrome suite comprising vanity wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic shower. Built-in linen cupboard. Two opaque PVCu double glazed windows to the rear. Partially tiled walls. Tiled floor. Recessed LED lighting. Extractor fan. Picture rail. Chrome heated towel rail.

OUTSIDE

DETACHED GARAGE
17'5" x 9'4" (5.31m x 2.84m)
Up and over door. Opaque PVCu double glazed 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 held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £16.00 per annum. 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.

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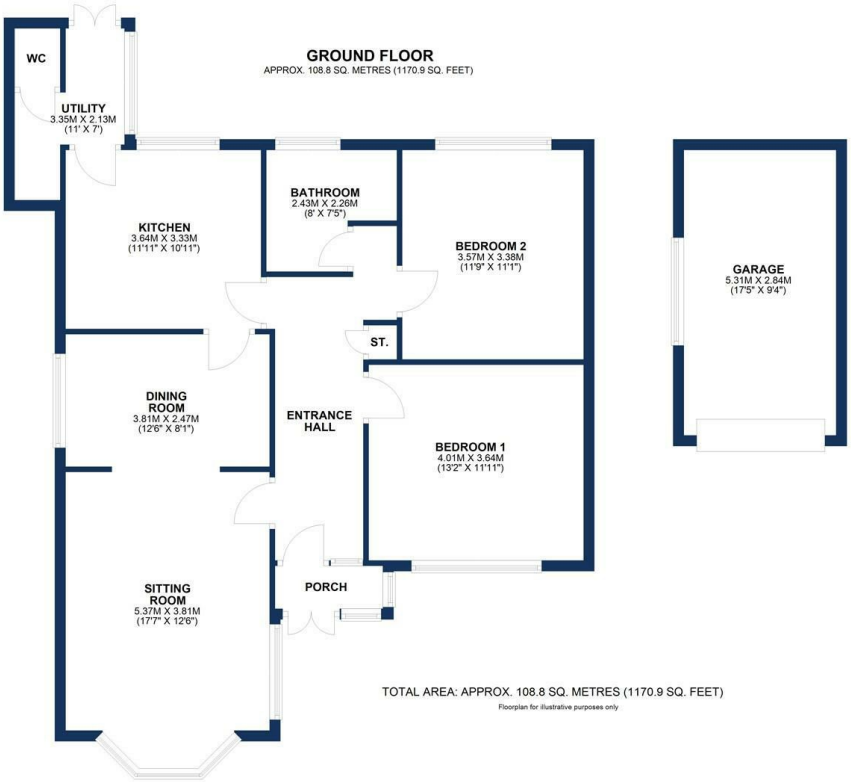

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