

IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



3 LONGSIDES ROAD | HALE BARNES

OFFERS OVER £700,000

NO ONWARD CHAIN

A replanned and well presented detached bungalow set within landscaped grounds. The superbly proportioned accommodation briefly comprises enclosed porch, entrance hall, sitting room with feature fireplace and wide archway to the dining room, living room, conservatory, fitted kitchen with integrated appliances, utility room/WC, ground floor primary bedroom with dressing room and en suite bathroom/WC, two first floor bedrooms and bathroom/WC. Gas fired central heating and PVCu double glazing. Highly sought after location.

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POSTCODE: WA15 0HT

DESCRIPTION

Longsides Road contains a variety of detached bungalows standing within mature grounds all of which combines to create an attractive 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.

Set well back beyond the tree lined carriageway this double fronted detached bungalow benefits from an excellent loft conversion and replanned ground floor with superb primary bedroom suite. The interior is generously proportioned and well presented throughout with the benefit of gas fired central heating and PVCu double glazing.

The accommodation is approached beyond an enclosed porch and entrance hall with turned spindle balustrade staircase to the first floor. Positioned toward the front is an elegant sitting room with the focal point of a stone fireplace surround and a wide archway opens onto the dining room with sliding windows providing access to the grounds. The separate living room has ample space for a study area and the naturally light conservatory enjoys delightful views over the rear gardens. The kitchen is fitted with contemporary high gloss white units complemented by marble effect work-surfaces and integrated appliances and there is also a useful utility room/WC.

Completing the ground floor is the aforementioned primary suite which comprises spacious double bedroom with built-in wardrobes, modern bathroom/WC and separate dressing room fitted with a comprehensive range of furniture.

At first floor level there is a double bedroom with fitted wardrobes and generous single bedroom which is currently used as a home office and may prove invaluable for those who choose to work from home. Both are served by a bathroom/WC with white suite and chrome fittings.

The landscaped rear gardens are laid mainly to lawn with a full width paved terrace which is ideal for entertaining during the summer months. In addition, there is a timber framed summer house with artificial grass veranda and supplementary garden store.

Furthermore, ample off road parking is provided within the wide block paved driveway.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

7'7" x 5'11" (2.31m x 1.80m)

PVCu double glazed/panelled door and matching windows to the front and side. Wall light point. Wall mounted electric heater.

ENTRANCE HALL

16' x 5'4" (4.88m x 1.63m)

Opaque PVCu double glazed/panelled front door with matching side-screen. Turned spindle balustrade staircase to the first floor. Under-stair storage closet with cupboard above. Two radiators.

SITTING/DINING ROOM

26'10" x 12'1" (8.18m x 3.68m)

Planned to incorporate:

SITTING AREA

Painted stone fireplace surround and hearth. PVCu double glazed oriel bay window to the front. Two wall light points. Coved cornice. Radiator. Wide archway to:

DINING AREA

PVCu double glazed sliding windows providing external access to the side. Coved cornice. Radiator.

LIVING ROOM

13'7" x 10'10" (4.14m x 3.30m)

Fitted study area with pedestal desk and matching bookshelves. Coved cornice. Radiator.

CONSERVATORY

12'9" x 10'10" (3.89m x 3.30m)

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

KITCHEN

12'1" x 9'4" (3.68m x 2.84m)

Fitted with a range of high gloss white wall and base units beneath marble effect heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and glass splash-back. Integrated appliances include an electric fan oven/grill, microwave oven and five ring gas hob with stainless steel chimney cooker hood above. Recess for an American style fridge/freezer. Concealed wall mounted gas central heating boiler. Opaque PVCu double glazed/panelled door to the side. PVCu double glazed window to the rear. Slate effect luxury vinyl flooring. Recessed LED lighting. Vertical radiator.



UTILITY ROOM/WC

8'5" x 5'6" (2.57m x 1.68m)

High gloss white linen closet with shelving and matching wall units. Recess for an automatic washing machine and tumble dryer beneath marble effect heat resistant work-surfaces/up-stands. White/chrome semi recessed vanity wash basin and WC with concealed cistern. Two opaque PVCu double glazed windows to the rear. Marble effect luxury vinyl tiles. Recessed low-voltage lighting. Extractor fan. Chrome heated towel rail.

PRIMARY SUITE

Planned to incorporate:

BEDROOM ONE

13'9" x 13'8" (4.19m x 4.17m)

Five door range of fitted wardrobes containing hanging rails and shelving. PVCu double glazed oriel bay window to the front. Recessed LED lighting. Radiator.

BATHROOM/WC

7'9" x 5'8" (2.36m x 1.73m)

White/chrome P-shaped bath with mixer tap plus shower and screen above set within granite effect panelled surrounds, semi recessed vanity wash basin with mixer tap and low-level WC. Matching mirror fronted cabinet. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

DRESSING ROOM

11'9" x 7'11" (3.58m x 2.41m)

Ten door range of fitted wardrobes containing hanging rails and shelving. PVCu double glazed oriel bay window to the front. Recessed LED lighting. Radiator.

FIRST FLOOR

LANDING

Built-in wardrobe containing hanging rail with cupboard above. Access to eaves storage. PVCu double glazed dormer window to the rear. Recessed LED lighting. Turned spindle balustrade.

BEDROOM TWO

12'1" 11'7" (3.68m 3.53m)

Fitted wardrobes with wide sliding doors containing hanging rails and shelving. Fitted wardrobe containing hanging rail and shelving. Access to eaves storage. Two timber framed double glazed Velux windows. Recessed LED lighting. Radiator.

BEDROOM THREE

11'7" x 10'2" (3.53m x 3.10m)

Currently used as an office. Access to eaves storage. PVCu double glazed gable window to the side. Timber framed double glazed Velux window. Recessed LED lighting. Radiator.

BATHROOM/WC

7'10" x 5' (2.39m x 1.52m)

White/chrome panelled bath with mixer tap plus thermostatic shower and screen above, pedestal wash basin and low-level WC. Timber framed double glazed Velux window. Granite effect partially panelled walls. Tiled floor. Recessed low-voltage lighting. Chrome heated towel rail.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

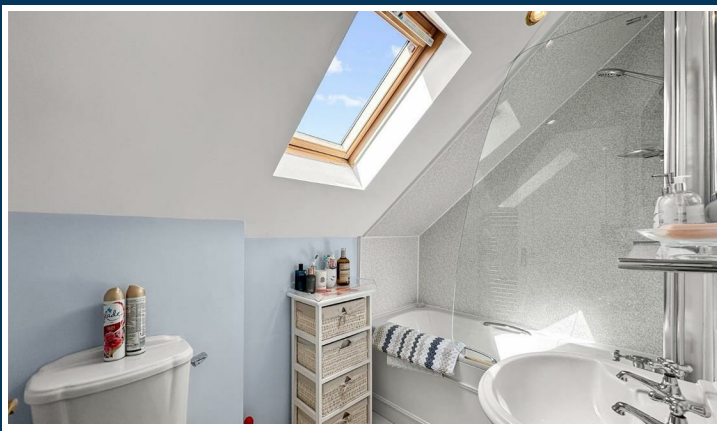
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £16.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX

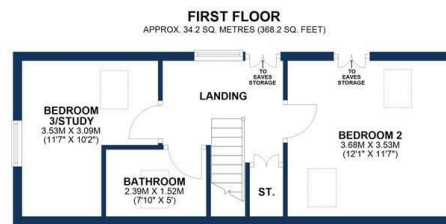
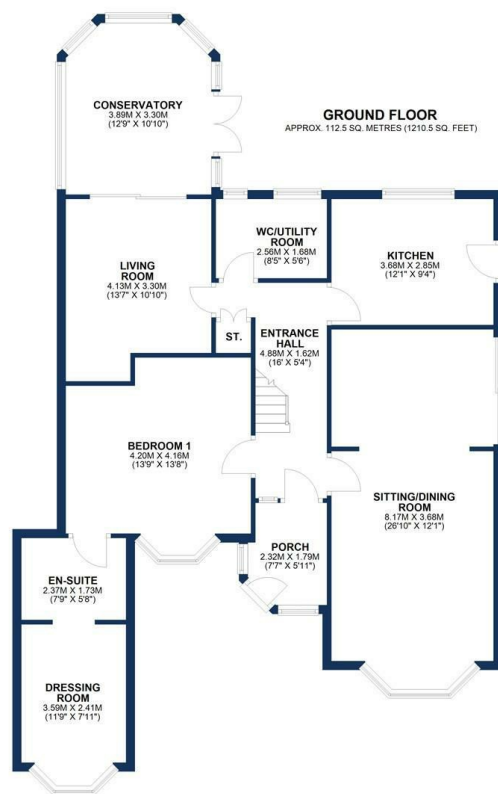
Band E.

NOTE

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



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TOTAL AREA: APPROX. 146.7 SQ. METRES (1578.8 SQ. FEET)
Floorplan for illustrative purposes only



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