



**70 THE MOUNT | HALE BARNES**  
**OFFERS IN THE REGION OF £475,000**

\*\*\*NO ONWARD CHAIN\*\*\*

A superbly proportioned semi detached family house positioned on a quiet cul de sac with south westerly facing rear gardens. The accommodation briefly comprises enclosed porch, entrance hall, sitting room, dining room, fitted kitchen, rear hall, utility room, cloakroom/WC, two excellent double bedrooms, generous single bedroom and bathroom/WC. Gas fired central heating and PVCu double glazing. Ample off road parking within the substantial driveway. Full width paved terrace and gardens laid mainly to lawn. Garden store. Ideal location overlooking Ringway Golf Club and less than 500 yards from the revitalised village centre. An opportunity to remodel to individual taste and much further potential subject to obtaining the relevant approval. Details of included land opposite at the front available to view in the Hale or Hale Barns office.

POSTCODE: WA15 8SZ

## DESCRIPTION

This bay fronted semi detached family house is generously proportioned throughout with well balanced living space and much further potential, subject to obtaining the appropriate consent. Although well cared for, this property presents a superb opportunity to remodel to individual taste and occupies a substantial plot with ample parking at the front. We are also informed a portion of land opposite is included within the sale and please visit our Hale or Hale Barns office to view the relevant information relating to this additional green space. Importantly, the landscaped rear gardens are laid mainly to lawn and benefit from a south westerly aspect to enjoy the sunshine throughout the day and into the evening.

The location is highly popular being positioned on a quiet cul de sac overlooking Ringway Golf Club and just a few hundred yards from the revitalised shopping centre which includes Asda supermarket and Costa Coffee. The highly regarded Elmridge Primary School lies a similar distance to the south and the locality is also well placed for access to the surrounding network of motorways and Manchester International Airport.

Upon entering the feeling of space is apparent with an enclosed porch leading onto the wide entrance hall with reception rooms beyond. Positioned toward the front there is a sitting room with feature fireplace and a wide archway to the adjacent dining room with sliding windows opening onto the paved rear terrace which is ideal for entertaining during the summer months. The adjacent kitchen is fitted with matching units and provides access to the rear hallway with adjoining utility room and cloakroom/WC.

At first floor level there are two excellent double bedrooms with built-in wardrobes and spacious single bedroom served by the modern bathroom/WC with white suite and chrome fittings.

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

Externally the gravel driveway provides off road parking for several cars and there is a brick-built garden store at the rear.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed/panelled door with matching windows to the front and side. Tiled floor. Recessed low-voltage lighting.

#### ENTRANCE HALL

Opaque PVCu double glazed/panelled front door. Access to the reception rooms and kitchen. Opaque PVCu double glazed window to the side. Turned spindle balustrade staircase to the first floor. Under-stair storage cupboard. Coved cornice. Covered radiator.

#### SITTING ROOM

**15'6" x 12'7" (4.72m x 3.84m)**

Traditional style fireplace surround with marble insert and living flame/coal effect gas fire set upon a matching hearth. PVCu double glazed bay window to the front. Coved cornice. Radiator. Wide archway two:

#### DINING ROOM

**10' x 9'9" (3.05m x 2.97m)**

PVCu double glazed sliding windows to the paved rear terrace. Coved cornice. Radiator.

#### KITCHEN

**12'3" x 10' (3.73m x 3.05m)**

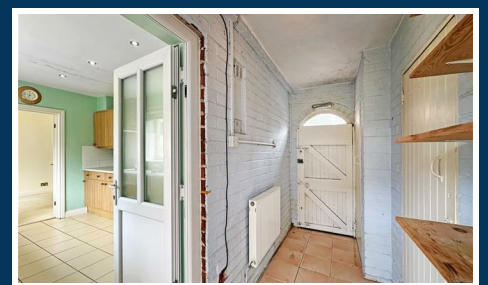
Fitted with a range of light wood effect wall and base units beneath granite effect heat resistant work-surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Recess for a cooker beneath a stainless steel chimney cooker hood. Integrated dishwasher. Space for a fridge/freezer. PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting. Radiator.

#### REAR HALL

Timber framed door with fanlight window to the front. Opaque PVCu double glazed/panelled door to the rear. Tiled floor. Radiator.

#### UTILITY ROOM

Plumbing for an automatic washing machine. Tiled floor.



## CLOAKROOM/WC

White/chrome wall mounted wash basin and low-level WC. Opaque PVCu double glazed window to the front. Partially tiled walls. Tiled floor. Radiator.

## FIRST FLOOR

### LANDING

Storage cupboard housing the wall mounted gas central heating boiler. Access to the partially boarded loft space via a retractable ladder. Opaque PVCu double glazed window to the side.

### BEDROOM ONE

12'3" x 7'7" (3.73m x 2.31m)

Seven door range of built-in wardrobes containing hanging rails and shelving. Matching pedestal dressing table. PVCu double glazed window to the front. Coved cornice. Radiator.

### BEDROOM TWO

14'1" x 8'2" (4.29m x 2.49m)

Built-in wardrobe containing a hanging rail with cupboard above. PVCu double glazed window to the rear. Coved cornice. Radiator.

### BEDROOM THREE

9'9" x 8' (2.97m x 2.44m)

PVCu double glazed window to the front. Picture rail. Radiator.

### BATHROOM/WC

7'11" x 5'4" (2.41m x 1.63m)

Fully tiled and fitted with a modern white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, pedestal wash basin with mixer tap and low-level WC. Cabinet with shelving. Opaque PVCu double glazed windows to the side and rear. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## OUTSIDE

### GARDEN STORE

7'11" x 6'5" (2.41m x 1.96m)

Brick-built with light supply and opaque PVCu double glazed window to the rear.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

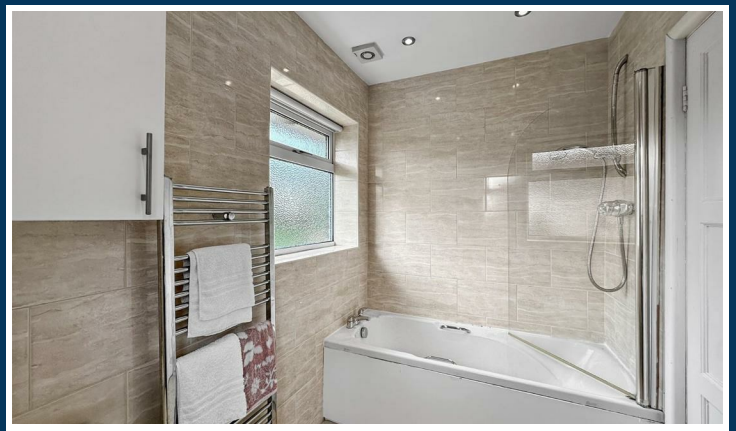
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band D.

## NOTE

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



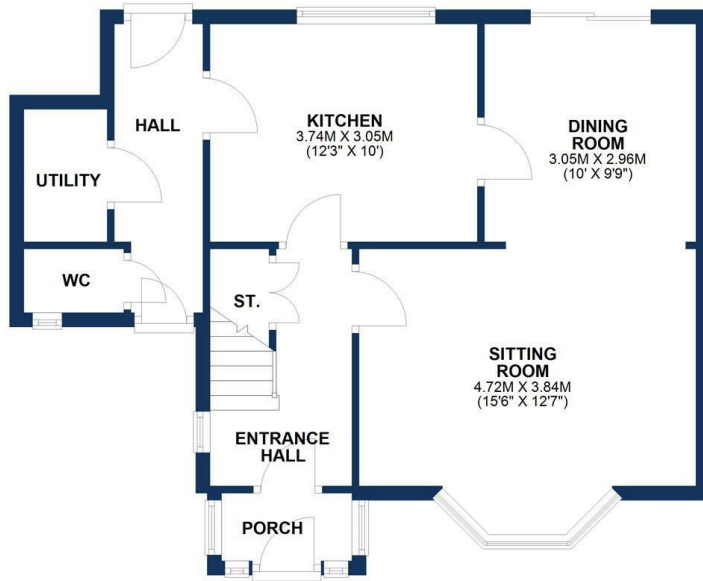
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TOTAL AREA: APPROX. 103.9 SQ. METRES (1118.5 SQ. FEET)

Floorplan for illustrative purposes only

**GROUND FLOOR**  
APPROX. 60.0 SQ. METRES (645.4 SQ. FEET)



**FIRST FLOOR**  
APPROX. 43.9 SQ. METRES (473.0 SQ. FEET)



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