IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

2 COTTRELL ROAD | HALE BARNS

£675,000

NO ONWARD CHAIN

An extended and superbly presented detached bungalow with landscaped gardens and a westerly aspect at the rear. The spacious accommodation briefly comprises enclosed porch, entrance hall, sitting room with feature fireplace, living/dining kitchen with integrated appliances and French windows to the paved terrace, ground floor double bedroom with en suite WC, additional ground floor double bedroom and shower room/WC, first floor double bedroom with fitted wardrobes, bathroom/WC, laundry and study area. Gas fired central heating and PVCu double glazing. Detached garage and block paved driveway. Mature grounds laid mainly to lawn. Highly sought after location approximately half a mile from the village centre.

POSTCODE: WA15 0RT

DESCRIPTION

Cottrell Road contains a variety of detached bungalows standing within mature grounds all of which combines to create an attractive create an attractive street scene. 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 back beyond the grass verge and tree lined carriageway this traditional detached bungalow benefits from a well planned loft conversion and occupies an enviable position with westerly facing gardens at the rear. The interior is generously proportioned and superbly presented throughout and needs to be seen to be appreciated.

The accommodation is approached beyond an enclosed porch and wide entrance hall with provision for storage/cloaks. Positioned toward the front there is an elegant sitting room with the focal point of a period style fireplace surround and living flame gas fire framed in brushed chrome. At the rear, an impressive open plan living/dining room features Shaker style units complemented by stone effect work surfaces and a full range of integrated appliances. In addition, French windows open onto the paved terrace and gardens laid mainly to lawn. There are two ground floor double bedrooms, one with en suite WC, and a well appointed shower room/WC.

At first floor level the excellent primary bedroom has the added advantage of bespoke fitted wardrobes. The bathroom/WC is fitted with a modern white/chrome suite and the landing has been utilised to create a concealed laundry area alongside a separate study area.

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

The beautiful landscaped grounds have been carefully designed with a variety of trees and shrubs and a paved rear terrace which is ideal for entertaining during the summer months. Furthermore, there is an expanse of lawn and importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

Ample off road parking is provided within the block paved driveway and attached garage.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH
6'0 x 3'11 (1.83m x 1.19m)

PVCu double glazed/panelled front door. PVCu double glazed windows to the front and side. Wall light point. Opaque PVCu double glazed door set beside a matching side-screen to:

ENTRANCE HALL
7'1 x 8'4 (2.16m x 2.54m)

Cloaks closet with space for hanging coats and jackets. Extensive fitted book shelves. Staircase the first floor. Wall light point. Coved cornice. Covered radiator.

SITTING ROOM
14'6 x 12'7 (4.42m x 3.84m)

Period style fireplace surround with coal effect/living flame gas fire framed in brushed chrome set upon a marble conglomerate hearth. Triple aspect with PVCu double glazed windows to the front and both sides. Three wall light points. Coved cornice. Radiator.

LIVING/DINING KITCHEN
21'0 x 11'3 (6.40m x 3.43m)

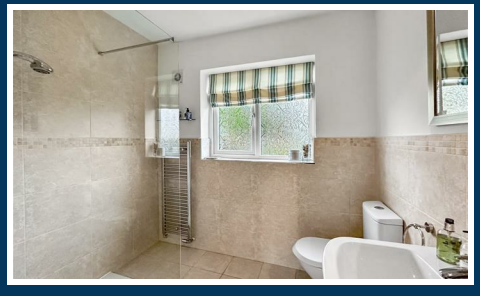
Planned to incorporate:

DINING KITCHEN

Fitted with a comprehensive range of Shaker style wall and base units beneath stone effect 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, microwave oven, four ring gas hob with stainless steel chimney cooker hood above, fridge/freezer and dishwasher. PVCu double glazed/panelled door to the side. PVCu double glazed window to the side. Tiled floor.

LIVING AREA

PVCu double glazed French windows to the rear terrace. Tiled floor. Radiator.



BEDROOM TWO
13'1 x 11'5 (3.99m x 3.48m)
PVCu double glazed window to the rear. Coved cornice. Radiator.

EN SUITE WC
White/chrome corner vanity wash basin with mixer tap and low-level WC. Mirror fronted cabinet. Opaque PVCu double glazed window to the rear. Radiator.

BEDROOM THREE
13'10 x 13'2 (4.22m x 4.01m)
Currently used as a dining room with PVCu double glazed window to the front. Under-stair storage cupboard with wall light point. Coved cornice. Radiator.

SHOWER ROOM/WC
8'1 x 7'3 (2.46m x 2.21m)
Fitted with a modern white/chrome wall mounted wash basin with mixer tap and low-level WC. Walk-in shower with tiled walls and thermostatic shower beyond a glass screen. Linen/storage cupboard with shelving. Opaque PVCu double glazed window to the rear. Partially tiled walls. Tiled floor. Recessed low-voltage lighting. Extractor fan. Chrome heated towel rail. Radiator.

FIRST FLOOR

LANDING
Concealed laundry area with recess for an automatic washing machine and tumble dryer beneath a heat resistant work-surface. Storage cupboard. Concealed study area with pedestal desk and shelving above.

BEDROOM ONE
18'8 x 12'1 (5.69m x 3.68m)
Fitted with a full width range of wardrobes containing hanging rails and shelving. Access to eaves storage. PVCu double glazed dormer window to the rear. Recessed low-voltage lighting. Two covered radiators.

BATHROOM/WC
10'4 x 5'11 (3.15m x 1.80m)
Fitted with a modern white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, vanity wash basin with mixer tap and low-level WC. Airing cupboard with shelving and housing the wall mounted gas central heating boiler. Double glazed velux window. Partially tiled walls. Tiled floor. Extractor fan. Chrome heated towel rail.

OUTSIDE

DETACHED GARAGE
Up and over door. Timber door to the side. Timber framed 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 F.

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

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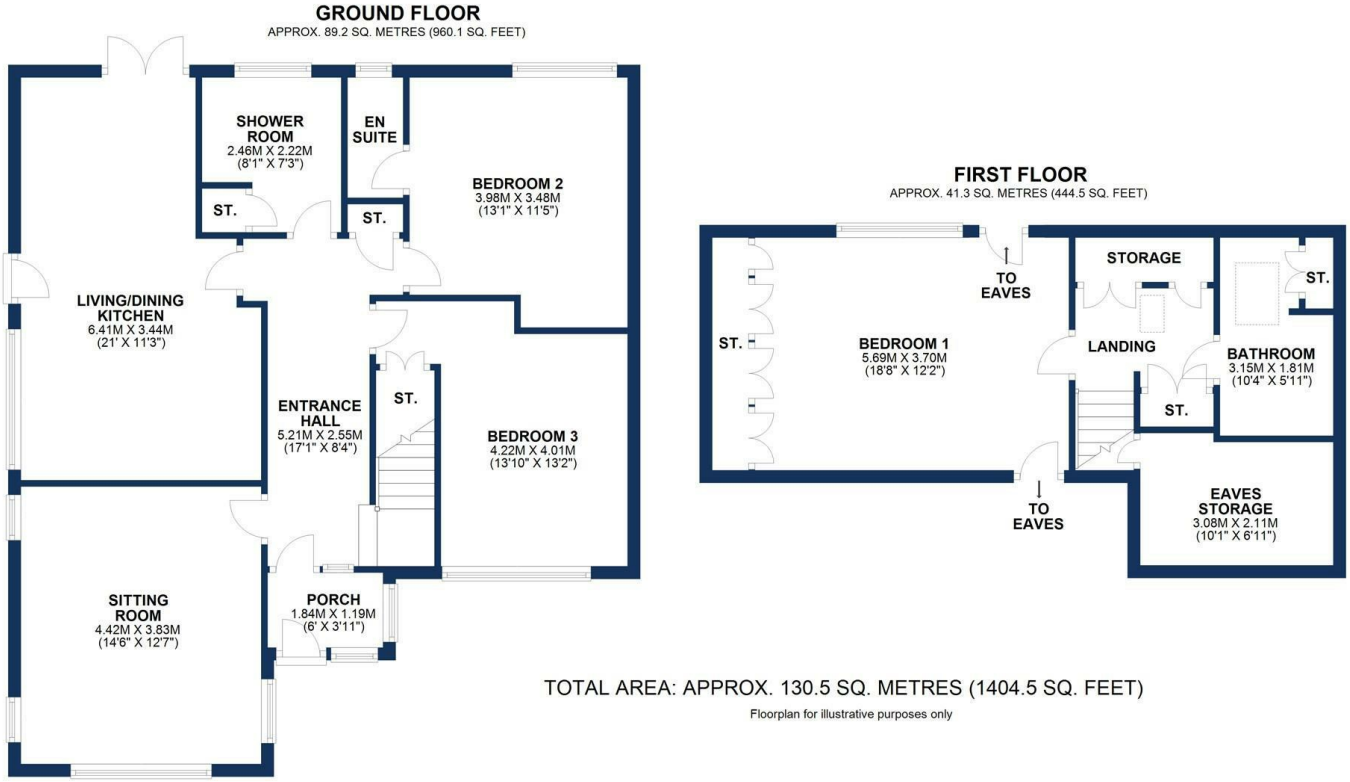

TOTAL AREA: APPROX. 130.5 SQ. METRES (1404.5 SQ. FEET)

Floorplan for illustrative purposes only

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