



## 4 CLARKE CRESCENT | HALE

£395,000

A superbly presented and well proportioned semi detached family house positioned on a sought after corner plot with surrounding landscaped grounds. Tree lined views at the front and overlooking open countryside at the rear. The accommodation briefly comprises, covered porch, entrance hall, full depth sitting/dining room, fitted breakfast kitchen with access to the enclosed rear gardens, two double bedrooms, spacious single bedroom and modern family bathroom/WC. PVCu double glazing and gas fired central heating. Ample off road parking and brick built store.



**POSTCODE: WA15 8LH**

## DESCRIPTION

Clarke Crescent forms part of a popular residential location well placed for all amenities, within the catchment area of some of the borough's finest schools and a little over a mile into the village of Hale with its range of individual shops, restaurants and bars and train station which provides a commuter service into Manchester.

This semi detached family house occupies a sought after corner plot and the surrounding grounds are certainly a feature. The property is well screened from the carriageway and a wide paved driveway provides off road parking for several cars. There is an adjacent lawn and gated access to the attractive rear gardens which are paved for ease of maintenance and ideal for entertaining during the summer months. Great care has been taken to create a delightful setting with mature borders and a high degree of privacy.

The superbly presented accommodation is approached beyond a covered porch with a traditional style composite front door opening onto the welcoming entrance hall. To one side is the naturally light full depth sitting/dining room and the adjoining kitchen is fitted with a comprehensive range of high gloss white units.

At first floor level the primary bedroom is generously proportioned and enjoys views over a wooded green, whilst the second double bedroom benefits from commanding views toward open countryside. In addition, there is a spacious single bedroom and modern bathroom/WC with white suite and chrome fittings.

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

Externally there is a brick built store with two separate storage rooms.

## ACCOMMODATION

### GROUND FLOOR

#### COVERED PORCH

Woodgrain effect composite front door.

#### ENTRANCE HALL

**8'7" x 6'2" (2.62m x 1.88m)**

Panelled staircase to the first floor. PVCu double glazed window to the side. Radiator.

#### SITTING/DINING ROOM

**22' x 13'3" (6.71m x 4.04m)**

Planned to incorporate:

#### SITTING AREA

PVCu double glazed window to the front. Radiator.

#### DINING AREA

PVCu double glazed window to the rear. Radiator.

#### KITCHEN

**13'4" x 9'8" (4.06m x 2.95m)**

Fitted with a comprehensive range of high gloss white wall and base units beneath heat resistant work-surfaces and inset stainless steel drainer sink with tiled splash-back. Recess for a cooker, fridge/freezer, slimline dishwasher, automatic washing machine and tumble dryer. Concealed wall mounted gas fired central heating boiler. Under-stair storage cupboard with shelving. Opaque PVCu double glazed/panelled door to the rear. PVCu double glazed window to the rear. Laminate wood flooring.





## FIRST FLOOR

### LANDING

Panelled balustrade. Airing cupboard with shelving and housing the hot water cylinder. Opaque PVCu double glazed window to the side.

### BEDROOM ONE

13'5" x 10'11" (4.09m x 3.33m)

PVCu double glazed window to the front. Radiator.

### BEDROOM TWO

13'7" x 11'1" (4.14m x 3.38m)

PVCu double glazed window to the rear. Access to the partially boarded loft space via a retractable ladder. Radiator.

### BEDROOM THREE

9' x 7'10" (2.74m x 2.39m)

Built-in storage cupboard. PVCu double glazed window to the front. Radiator.

### BATHROOM/WC

7'10" x 5'4" (2.39m x 1.63m)

Fitted with a white/chrome suite comprising panelled bath with electric shower over, pedestal wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the rear. Tiled walls. Wood effect flooring. Radiator.

### OUTSIDE

Brick built store with two separate storage rooms.

### 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

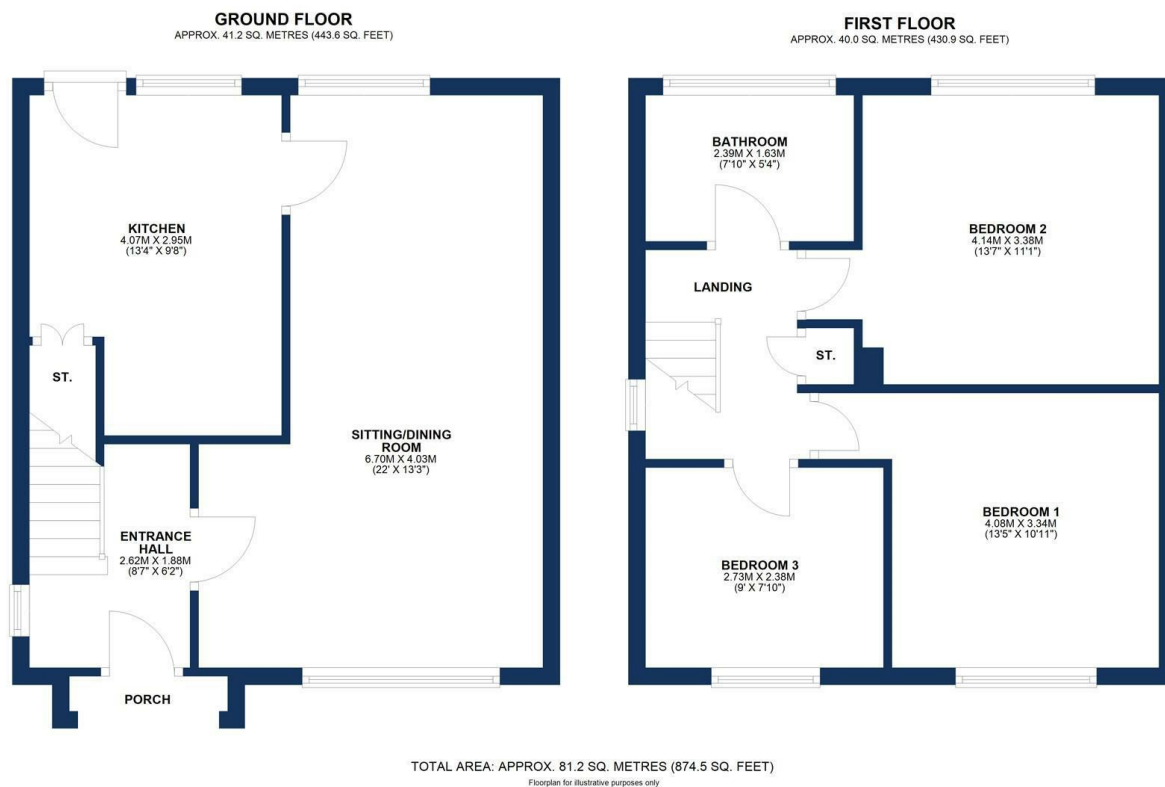
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### NOTE

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



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