IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

26 MARLFIELD ROAD | HALE BARNS

£635,000

A superbly presented detached bungalow of generous proportions and positioned on a quiet cul-de-sac with south easterly facing gardens at the rear. The accommodation briefly comprises enclosed porch, entrance hall, sitting/dining room, contemporary fitted breakfast kitchen, conservatory, three double bedrooms with fitted/built-in wardrobes and two bath/shower rooms/WCs. Gas fired central heating and PVCu double glazing. Double garage and off road parking. Landscaped grounds with a high degree of privacy. Ideal location less than one mile walking distance from the revitalised village centre.

POSTCODE: WA15 0SQ

DESCRIPTION

Marlfield Road was further developed during the 1970's by Burnham Building Limited, a local company with a reputation for quality. This property occupies an enviable position toward the head of the cul-de-sac which contains detached houses and bungalows of varying design all of which combines to create an attractive setting.

The gardens at the rear are south easterly facing to allow enjoyment of the sunshine throughout the day and incorporate a block paved terrace which is ideal for entertaining during the summer months and a well-tended lawn complemented by surrounding mature trees to establish a high degree of privacy.

This detached bungalow is superbly presented throughout with the benefit of gas fired central heating and PVCu double glazing. Although ready for immediate occupation, there is also much further potential, subject to planning, as neighbouring properties have been substantially extended to create much larger homes.

Internally, the enclosed porch provides access to the integral garage and leads onto a welcoming entrance hall. The generously proportioned sitting/dining room features a traditional marble conglomerate fireplace surround with matching hearth and provides ample space for receiving guests. The adjacent breakfast kitchen is fitted with contemporary high gloss units alongside a range of integrated NEFF appliances and an adjoining conservatory overlooks the delightful rear gardens.

Three double bedrooms all have the added advantage of fitted/built-in wardrobes and there are two modern bath/shower room/WCs.

Externally there is off road parking within the block paved driveway which extends to the side of the property and importantly there is also an integral double garage with remotely operated door and fitted utility area.

Local shops are available within the revitalised village centre which includes Waitrose supermarket and Costa Coffee. Hale Barns is also well placed for access to the motorway network and approximately half a mile distance are walks through the River Bollin Valley. The property also lies within the catchment area of highly regarded primary and secondary schools.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed/panelled door set within a matching surround. Tiled floor. Access to the integral garage.

ENTRANCE HALL

7'11" x 5'11" (2.41m x 1.80m)

Access to the shower room/WC. Radiator. Double opening glazed/panelled doors to:

SITTING/DINING ROOM

19'6" x 18'10" (5.94m x 5.74m)

Traditional marble conglomerate fireplace surround and coal/flame effect electric fire set upon a matching hearth. PVCu double glazed oriel bay window to the front. Two PVCu double glazed windows to the side. Two wall light points. Coved cornice. Two radiators.

BREAKFAST KITCHEN

12'10" x 10'11" (3.91m x 3.33m)

Fitted with a range of contemporary high gloss wall and base units beneath marble effect heat resistant work-surfaces/up-stands and inset 1½ bowl composite drainer sink with mixer tap and tiled splash-back. Integrated appliances include a double electric fan oven/grill, four ring gas hob with extractor/light above and dishwasher. Recess for a fridge/freezer. PVCu double glazed window. Stone effect flooring. Radiator. PVCu opaque double glazed door to:

CONSERVATORY

11'5" x 10' (3.48m x 3.05m)

Brick to the lower section, PVCu framed and double glazed beneath a transparent roof. Tiled floor. Wall mounted electric heater.

INNER HALL

Linen closet with shelving and radiator. Loft access hatch.

BEDROOM ONE
13' x 10'9" (3.96m x 3.28m)
Full length fitted wardrobes with wood effect/mirrored sliding doors and containing hanging rails and shelving. Matching twin pedestal dressing table. PVCu double glazed window to the rear. Two wall light points. Coved cornice. Radiator.

BEDROOM TWO
12'8" x 10'8" (3.86m x 3.25m)
Built-in wardrobe containing hanging rail and shelving. PVCu double glazed window to the side. Coved cornice. Radiator.

EN SUITE SHOWER ROOM/WC
White/chrome vanity wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic shower. Opaque glazed light well. Partially tiled walls. Tiled floor. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

BEDROOM THREE
10'5" x 6'7" (3.18m x 2.01m)
Currently used as a study/reception room. Four door range of built-in wardrobes containing hanging rails and shelving. PVCu double glazed window to the rear. Coved cornice. Radiator

BATHROOM/WC
9'2" x 7'7" (2.79m x 2.31m)
Fitted with a modern white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, semi-recessed wash basin with mixer tap and WC with concealed cistern, all set within tiled surrounds. Mirror fronted cabinet. Opaque PVCu double glazed window to the side. Shaver point. Chrome heated towel rail.

OUTSIDE

INTEGRAL GARAGE
16'7" x 16'4" (5.05m x 4.98m)
Remotely operated up and over door. Utility area with matching wall and base units beneath heat resistant work-surfaces and inset 1½ bowl stainless steel drainer sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Wall mounted gas central heating boiler. PVCu opaque double glazed window to the side. Light and power supplies. Access hatch to the partially boarded loft space.

SERVICES
All mains services are connected.

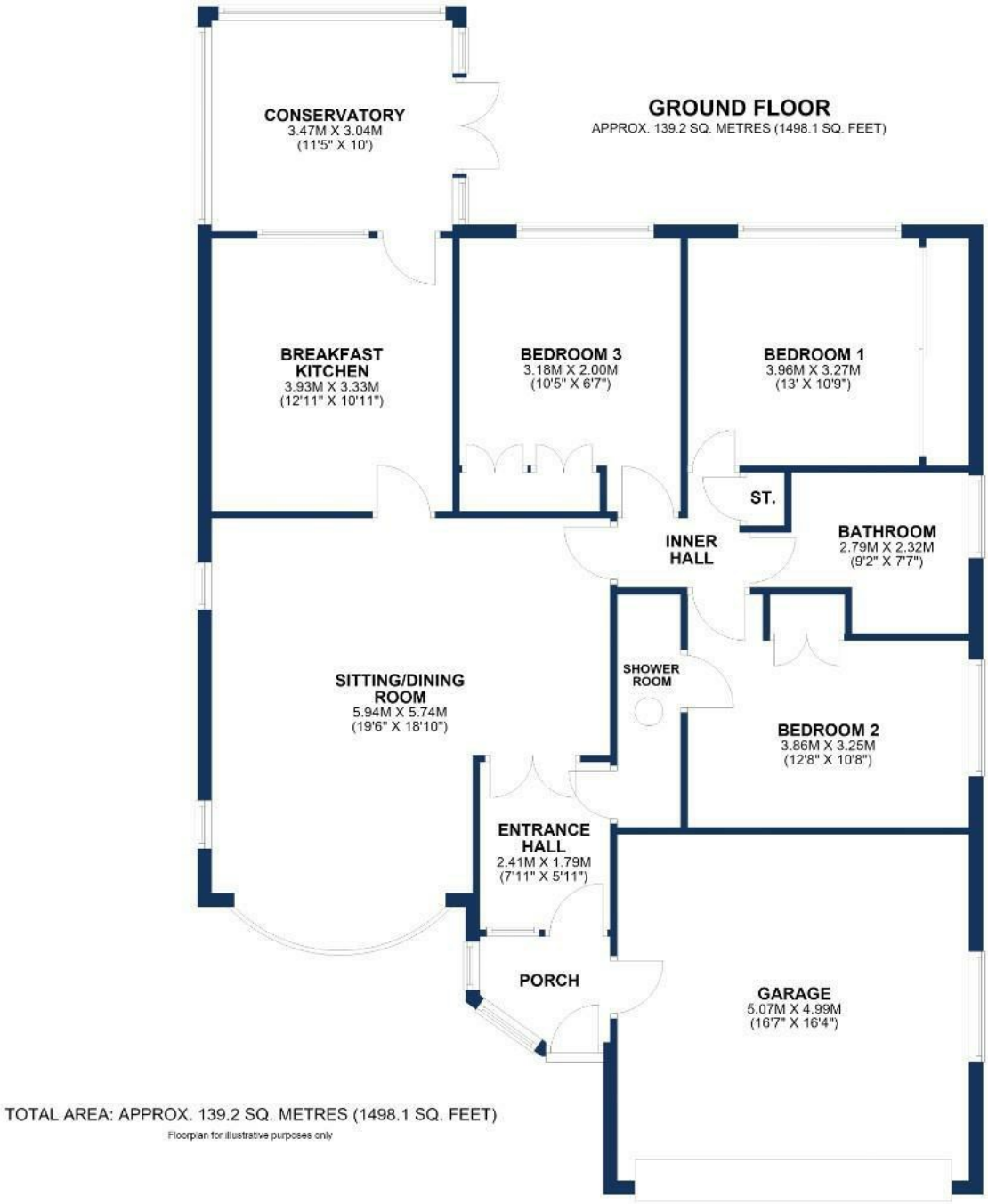
POSSESSION
Vacant possession upon completion.

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

COUNCIL TAX
Band F.

NOTE
These particulars are intended only as a general guide to prospective purchasers and do not constitute, nor constitute any part of, an offer or contract. They are prepared in good faith from information supplied by the seller and from observations made during inspection. Whilst every care has been taken in their preparation, neither the seller nor the agent gives any representation or warranty, express or implied, as to their accuracy or completeness. Nothing contained within these particulars shall be taken as a representation that the property is in good structural condition or that any services, appliances, equipment or facilities are in working order, all of which should be independently verified by the purchaser.

Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



HALE BARNS
292 HALE ROAD, HALE BARNS
CHESHIRE, WA15 8SP

T: 0161 980 8011
E: HALEBARNS@IANMACKLIN.COM

HALE
OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510
E: HALE@IANMACKLIN.COM

TIMPERLEY
385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654
E: TIMPERLEY@IANMACKLIN.COM