



15 GORSE BANK ROAD | HALE BARNES

OFFERS IN THE REGION OF £1,150,000

A replanned and exceptionally well presented double fronted detached family house of 1930 Sq Ft, occupying a superb plot approximately 1/4 of an acre and with excellent potential for further redevelopment. The accommodation briefly comprises entrance hall, cloakroom/WC, full depth sitting room with sliding windows to the rear terrace, formal dining room, fitted breakfast kitchen with integrated appliances, utility room, study, four generously proportioned double bedrooms and luxurious family bathroom/WC. Gas fired central heating, pressurised hot water system and double glazing. Driveway and EV charging point. Attached garage with internal access. Secluded landscaped rear gardens laid mainly to lawn.

POSTCODE: WA15 0BE

DESCRIPTION

This much improved and beautifully presented traditional double fronted detached family house is set well back from the grass verge and tree lined carriageway and occupies an enviable position within this ever popular locality. Surrounding properties include detached houses of varying design within large grounds and subsequently there is much further potential (subject to obtaining the relevant approval) as can be seen from our client's architectural plans and neighbouring homes.

The property stands in an exceptional site approximately ¼ of an acre with a full width paved terrace to the rear which is ideal for entertaining during the summer months. The vast expanse of lawn beyond is further enhanced by well stocked borders and all screened by a variety of mature trees and hedges.

The accommodation is spacious throughout and incorporates rooms of generous size approached through a welcoming entrance hall which leads into each of the reception rooms as well as the superbly appointed cloakroom/WC and breakfast kitchen. An elegant full depth sitting room opens onto the paved rear terrace through sliding windows and a naturally light dining room with angular bay window is perfect for formal entertaining. The breakfast kitchen has been fitted with an extensive range of units and integrated appliances and enjoys stunning views over the impressive rear gardens. There is also access to a useful utility room and completing the ground floor is a home office/study which may prove invaluable for those who choose to work from home.

At first floor level there are four excellent double bedrooms, three of which benefit from fitted/built-in wardrobes and a sumptuous bathroom/WC complete with freestanding bath and separate shower enclosure.

Gas fired central heating has been installed together with a pressurised hot water system and double glazing.

Externally, the driveway provides off road parking and there is the added advantage of an EV charging point. The attached garage is accessed from the utility room and is currently configured as a home gym.

Hale Barns continues to be a highly desirable location and is well placed for all amenities with access to the M56 motorway approximately one mile distance and with local shops in the revitalised village centre which includes Waitrose supermarket and Costa Coffee. The property is within the catchment area of the highly regarded Elmridge Primary and Nursery School and a little over half a mile to the west is Cheshire green belt with country walks toward the Bollin Valley.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Panelled hardwood front door with opaque glazed side-screens. Space for hanging coats and jackets. Tiled floor. Recessed LED lighting. Opaque glazed door to:

ENTRANCE HALL

Panelled staircase to the first floor. Under-stair storage cupboard. Wood effect herringbone style flooring. Recessed LED lighting. Coved cornice. Radiator.

CLOAKROOM/WC

7' x 6'11" (2.13m x 2.11m)

White/matt black counter top vanity wash basin with mixer tap and WC with concealed cistern. Mirror fronted cabinet. Built-in cloaks cupboard with hanging rail and shelving. Opaque double glazed window to the rear. Decorative tile effect flooring. Recessed LED lighting. Chrome heated towel rail.

SITTING ROOM

23'3" x 14'3" (7.09m x 4.34m)

Inglenook flanked by double glazed windows to the front and rear. Double glazed sliding windows to the paved rear terrace. Double glazed window to the front. Wood effect herringbone style flooring. Recessed LED lighting. Ceiling moulding and coved cornice. Two radiators.

DINING ROOM

13'8" x 12'2" (4.17m x 3.71m)

Double glazed bay window to the front. Wood effect herringbone style flooring. Recessed LED lighting. Coved cornice. Radiator.

BREAKFAST KITCHEN

12'2" x 12'2" (3.71m x 3.71m)

Fitted with an extensive range of matching white wall and base units beneath heat resistant work surfaces and inset 1 ½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill and four ring ceramic hob with extractor fan above. Recess for a fridge/freezer and dishwasher. Ample space for a table and chairs. Double glazed window to the rear. Tiled floor. Recessed LED lighting. Radiator.

UTILITY ROOM

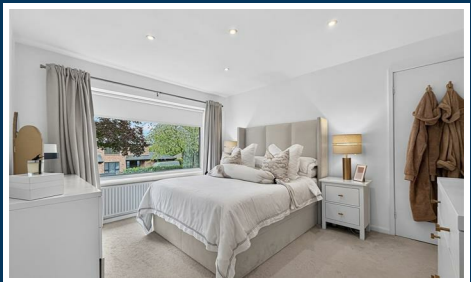
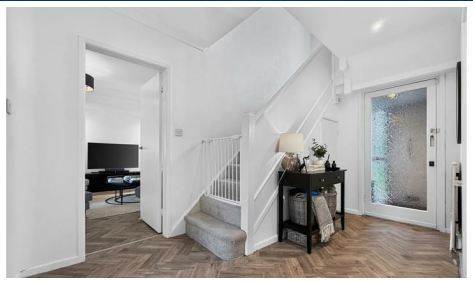
9'11" x 8'4" (3.02m x 2.54m)

White base unit and inset stainless steel drainer sink with tiled splash-back. Space for a fridge, freezer, automatic washing machine and tumble dryer. Access to the insulated and boarded loft space via a retractable ladder. Tile effect flooring. Recessed LED lighting. Radiator.

STUDY

10'2" x 8'4" (3.10m x 2.54m)

Double glazed/panelled woodgrain effect composite door to the rear terrace. PVCu double glazed window to the rear. Stone effect flooring. Recessed LED lighting. Radiator.



FIRST FLOOR

LANDING

Access to the insulated and boarded loft space via a retractable ladder. Panelled balustrade. Opaque double glazed window to the front. Recessed LED lighting. Coved cornice. Radiator.

BEDROOM ONE

14'3" x 12'11" (4.34m x 3.94m)

With a four door range of deep built-in wardrobes containing hanging rails and shelving. Double glazed window to the front. Recessed LED lighting. Radiator

BEDROOM TWO

13'11" x 12'2" (4.24m x 3.71m)

Fitted with a six door range of wardrobes containing hanging rails and shelving. Double glazed bay window to the front. Recessed LED lighting. Radiator.

BEDROOM THREE

12'3" x 12'2" (3.73m x 3.71m)

Fitted with a five door range of wardrobes containing hanging rails and shelving. Double glazed window to the rear. Recessed LED lighting. Radiator.

BEDROOM FOUR

14'3" x 10'1" (4.34m x 3.07m)

Double glazed window to the rear. Recessed LED lighting. Radiator.

BATHROOM/WC

9'10" x 7'11" (3.00m x 2.41m)

Fitted with a contemporary white/chrome suite comprising freestanding bath with floor mounted mixer/shower tap, wall mounted counter top vanity wash basin with mixer tap and low-level WC with douche spray. Wide tiled enclosure with thermostatic rain shower plus handheld attachment. Opaque double glazed window to the rear. Large format marble effect tiled floor. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail. Electric underfloor heating.

OUTSIDE

EV charging point.

ATTACHED GARAGE

13'6" x 8'10" (4.11m x 2.69m)

Currently used as a gym. Opaque double glazed/panelled double opening hardwood doors. Pressurised hot water system and wall mounted gas central heating boiler. Opaque PVCu double glazed windows to the side. Recessed LED lighting.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

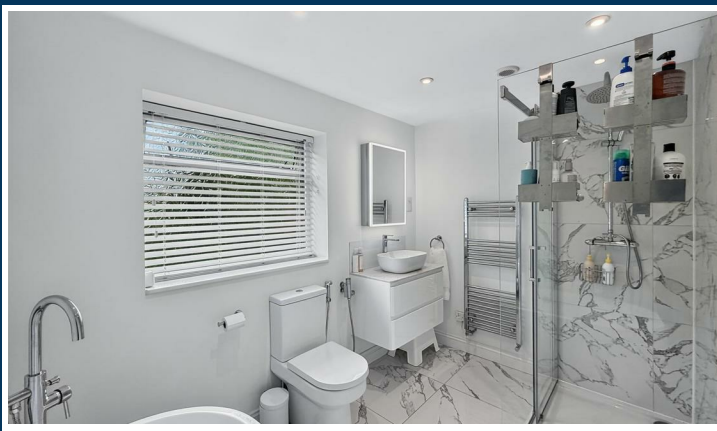
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band G.

NOTE

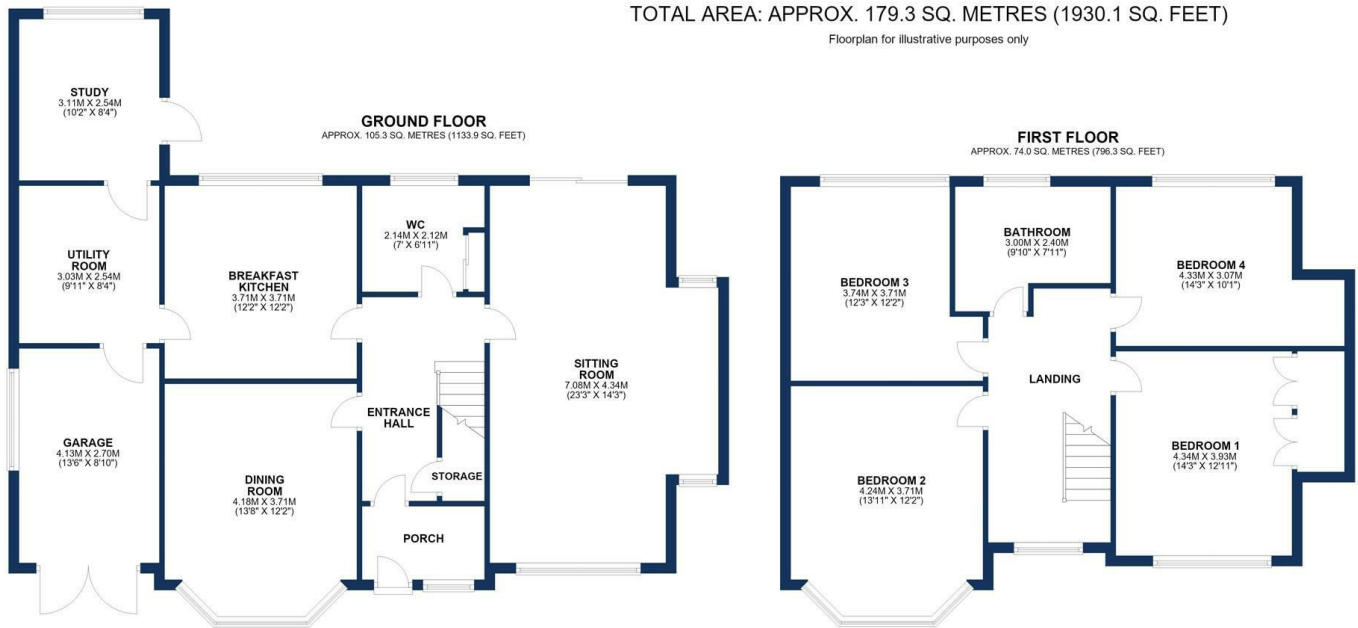
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TOTAL AREA: APPROX. 179.3 SQ. METRES (1930.1 SQ. FEET)

Floorplan for illustrative purposes only



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