IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









1 THE DRIVE | HALE BARNS

OFFERS IN THE REGION OF £700,000

An attractive extended bay fronted semi detached family home positioned in a quiet, pretty and unique cul de sac approximately 1/4 mile distant from the village centre. The superbly proportioned accommodation briefly comprises recessed porch, welcoming entrance hall, bay fronted dining room, extended sitting room to the rear with orangery/glass roof with doors opening onto the attractive gardens, L shaped breakfast kitchen with adjacent cloakroom/WC, principle bedroom with en-suite bathroom plus 3 further well proportioned bedrooms serviced by the family bathroom/WC. Externally there is ample off road parking for 3 cars within the driveway whilst to the rear the gardens incorporate a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds. A second small patio area captures the later afternoon sun. Viewing is highly recommended.

POSTCODE: WA15 8TG

DESCRIPTION

The Drive is a quiet, pretty cul de sac in an ideal location being a little over a 1/4 mile from the revitalised village centre which includes a new Waitrose supermarket (opening in November 2026) and Costa Coffee. The property is also well positioned for access to the motorway network and within the catchment area of highly regarded primary and secondary schools.

This traditional bay fronted semi detached family home has been re-planned and greatly improved by substantial extension to the side and rear.

The well presented and tastefully decorated accommodation includes a separate bay fronted dining room plus spacious sitting room over 23' in length with orangery/glass roof to the rear and with double opening doors leading onto the paved rear terrace with lawned gardens beyond. In addition the generously proportioned open plan L shaped breakfast kitchen is fitted with a comprehensive range of units and has an adjacent cloakroom/WC and double doors leading onto the rear garden.

To the first floor level and principle bedroom benefits from an adjacent en-suite bathroom. There are 3 further well proportioned bedrooms all of which are served by the modern family bathroom/WC.

Externally there is ample parking for 3 cars to the front whilst the rear gardens are laid mainly to lawn with a paved terrace and enjoying a high degree of privacy. There is also a second small patio area capturing the late afternoon sun.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL
Glass panelled lead effect front door. Natural wood flooring. Spindle balustrade staircase to first floor. Ceiling cornice. Picture rail. PVCu double glazed window to the front. Telephone point.

DINING ROOM
14'1" x 13'0" (4.29m x 3.96m)
PVCu double glazed bay window to the front. Raised fireplace with gas fire. Ceiling cornice. Picture rail. Laminate flooring. Radiator.

SITTING ROOM
23'4" x 13'2" (7.11m x 4.01m)
A superb reception room with engineered wood flooring throughout and orangery/glass roof to the rear with double doors leading onto a paved terrace with lawned gardens beyond at the rear. Electric under floor heating. Television aerial point. Radiator.

L SHAPED BREAKFAST KITCHEN
19'3" x 18'4" (5.87m x 5.59m)
Fitted with a comprehensive range of white wall and base units with black granite work surfaces over incorporating a 1 1/2 bowl sink unit. Integrated electric oven/grill plus 4 ring gas hob. Space for American style fridge freezer. Enclosed hidden units for freestanding washing machine and tumble dryer. Integrated dishwasher. Radiator. Understairs cupboard/storage. Ample space for dining suite. Tiled splashback. Recessed low voltage lighting. PVCu double glazed windows to the front and side. Double doors lead into the paved terrace with lawned gardens beyond.

CLOAKROOM
With WC and vanity wash basin. Laminated tile effect floor. Tiled splashback.











FIRST FLOOR

LANDING
Loft access hatch with pull down ladder to fully boarded loft space with light.

BEDROOM 1
11'3" x 9'3" (3.43m x 2.82m)
PVCu double glazed window to the front. Television aerial point. Recessed low voltage lighting. Radiator.

EN-SUITE
9'5" x 5'10" (2.87m x 1.78m)
Fitted with a modern white suite with chrome fittings comprising panelled bath with mixer hand shower, pedestal wash hand basin and WC. Chrome heated towel rail. Tile effect laminate floor and tiled splashback. Recessed low voltage lighting. PVCu double glazed window to the rear.

BEDROOM 2
13'3" x 11'5" (4.04m x 3.48m)
With PVCu double glazed window to the rear. Fitted wardrobes. Radiator. Picture rail.

BEDROOM 3
13'0" x 11'5" (3.96m x 3.48m)
With PVCu double glazed window to the front. Picture rail. Radiator.

BEDROOM 4
8'11" x 8'4" (2.72m x 2.54m)
PVCu double glazed window to the front. Radiator.

BATHROOM
8'5" x 5'10" (2.57m x 1.78m)
Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower. Pedestal wash hand basin and WC. Tile effect lamimate floor. Part full height tiling and part half height tiled walls. Opaque PVCu double glazed window to the rear. Chrome heated towel rail.

OUTSIDE
To the front of the property the block paved driveway provides off road parking for 3 cars.

To the rear there is a paved terrace with delightful lawned gardens beyond with well stocked flowerbeds. Further patio area capturing the late afternoon sun. There is also access to external store which houses the combination gas central heating boiler.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "E"

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

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





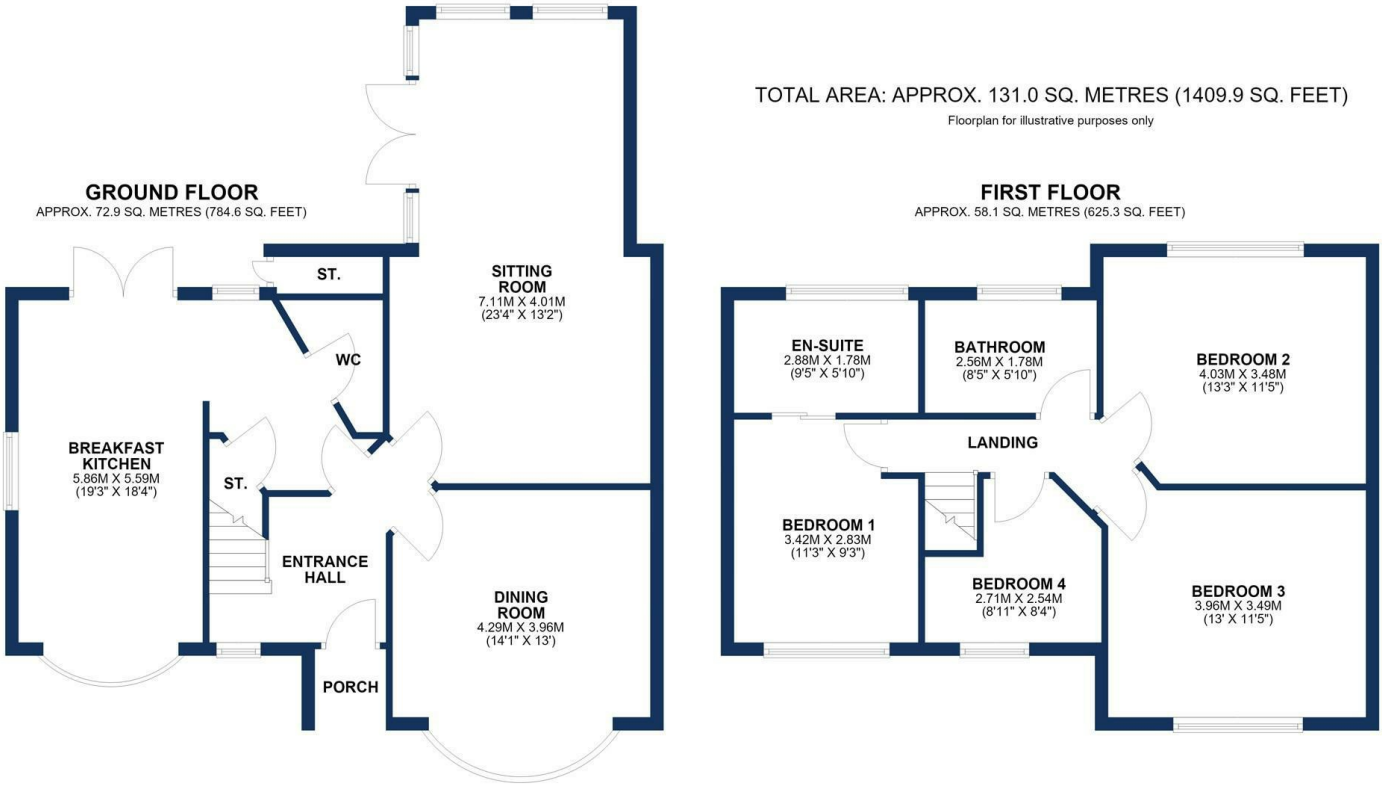




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TOTAL AREA: APPROX. 131.0 SQ. METRES (1409.9 SQ. FEET)

Floorplan for illustrative purposes only



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