



3 WELLFIELD LANE | HALE

OFFERS IN THE REGION OF £600,000

NO ONWARD CHAIN

A replanned and well presented modern detached family house with landscaped grounds and positioned adjacent to open countryside. Approximately 1,620 sqft (151 sqm). The spacious accommodation briefly comprises covered porch, entrance hall, cloakroom/WC, sitting room with feature fireplace, dining room, conservatory with French windows to the paved rear terrace, fitted breakfast kitchen with integrated appliances, utility room, primary bedroom with dressing room and en suite shower room/WC, two further bedrooms and fully tiled family bathroom/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking and attached garage. Ideal location in catchment for highly regarded schools and close proximity to local shops.

POSTCODE: WA15 8LP

DESCRIPTION

This bay fronted detached house forms part of a sought after residential location containing houses of varying ages and designs standing within mature gardens, all which combines to create an attractive setting. Constructed to a traditional design this modern family home has been replanned to create open plan living space on the ground floor and a superb primary suite at first floor level.

The well presented accommodation extends to approximately 1,620 sqft (151 sqm) and is approached beyond an entrance hall with turned spindle balustrade staircase to one side and provision for hanging coats and jackets. Positioned toward the front a spacious sitting room with the focal point of a marble conglomerate fireplace surround opens onto a well proportioned formal dining room. Double opening glazed doors lead onto the naturally light conservatory and French windows provide access to the paved rear terrace which is ideal for entertaining during the summer months. The breakfast kitchen is fitted with high gloss units complemented by contrasting polished granite work-surfaces and integrated appliances and also overlooks the delightful rear gardens. Completing the ground floor is a generous utility room and modern cloakroom/WC.

To the first floor the impressive primary suite comprises double bedroom with tree lined views to the rear, dressing room with fitted wardrobes and en suite shower room/WC. In addition, two excellent bedrooms are served by the fully tiled family bathroom/WC.

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

The property is set back and well screened from the carriageway with double opening wrought iron gates to the driveway and attached garage with electrically operated door. The rear gardens are certainly a feature incorporating the aforementioned paved terrace with steps up to a manicured lawn, all with the benefit of a high degree of privacy.

Wellfield Lane forms part of a highly regarded locality 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 providing a commuter service into Manchester. The location is also ideal for access to the surrounding network of motorways and Manchester International Airport.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Hardwood panelled front door with leaded light effect transom light above. Tiled floor. Wall light point.

ENTRANCE HALL

Spindle balustrade staircase to the first floor. Tiled floor. Coved cornice. Covered radiator.

CLOAKROOM/WC

White/chrome pedestal wash basin with mixer tap and low-level WC. Tiled walls and floor. Extractor fan.

SITTING ROOM

18'11" x 11'8" (5.77m x 3.56m)

Marble conglomerate fireplace surround with coal effect electric fire framed in chrome set upon a matching hearth. PVCu double glazed bay window with leaded light effect top light to the front. Recessed LED lighting. Coved cornice. Radiator. Wide archway to:

DINING ROOM

14'9" x 11'8" (4.50m x 3.56m)

Coved cornice. Radiator. PVCu doubled glazed doors set with matching side-screens to:

CONSERVATORY

12'9" x 10'5" (3.89m x 3.18m)

Brick to the lower section, PVCu framed and double glazed beneath a transparent roof. PVCu double glazed French windows to the paved rear terrace. Tiled floor. Recessed low-voltage lighting. Radiator.

BREAKFAST KITCHEN

17'3" x 11' (5.26m x 3.35m)

Fitted with a range of contemporary high gloss wall and base units beneath contrasting polished granite work-surfaces/up-stands and under-mount 1 1/2 bowl stainless steel sink with mixer tap. Integrated appliances include an electric oven/grill, four ring ceramic hob with polished granite splash-back and stainless steel chimney cooker hood above, dishwasher and fridge. Ample space for a table and chairs. PVCu double glazed/panelled door to the rear. Two PVCu double glazed windows to the rear. Tiled floor. Radiator.



UTILITY ROOM

7'9" x 7' (2.36m x 2.13m)

Under-stair cloaks area. Access to the attached garage. White wall units and heat resistant work-surfaces with space beneath an automatic washing machine, tumble dryer and fridge. Concealed wall mounted gas central heating boiler. Tiled floor. Radiator.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Linen closet with shelving. Loft access hatch. Coved cornice.

BEDROOM ONE

11'3" x 9'4" (3.43m x 2.84m)

PVCu double glazed window to the rear. Coved cornice. Radiator. Archway to:

DRESSING ROOM

8'6" x 6'8" (2.59m x 2.03m)

Fitted with a six door range of wardrobes containing hanging rails and shelving.

EN SUITE SHOWER ROOM/WC

8' x 3'11" (2.44m x 1.19m)

White/chrome wall mounted wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic shower. Mirror with recessed LED lighting above. Opaque PVCu double glazed window to the rear. Partially tiled walls. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

12'11" x 11' (3.94m x 3.35m)

Fitted with a four door range of wardrobes containing hanging rails and shelving. PVCu double glazed window to the front. Radiator.

BEDROOM THREE

9'1" x 8' (2.77m x 2.44m)

PVCu double glazed window to the front. Radiator.

FAMILY BATHROOM/WC

8'8" x 7' (2.64m x 2.13m)

Fully tiled and fitted with a white/chrome suite comprising panelled bath with mixer/shower tap, vanity wash basin with mixer tap and low-level WC. Illuminated mirror. Opaque PVCu double glazed window to the side. Chrome heated towel rail.

OUTSIDE

ATTACHED GARAGE

19'5" x 8'5" (5.92m x 2.57m)

Electrically operated roller door. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

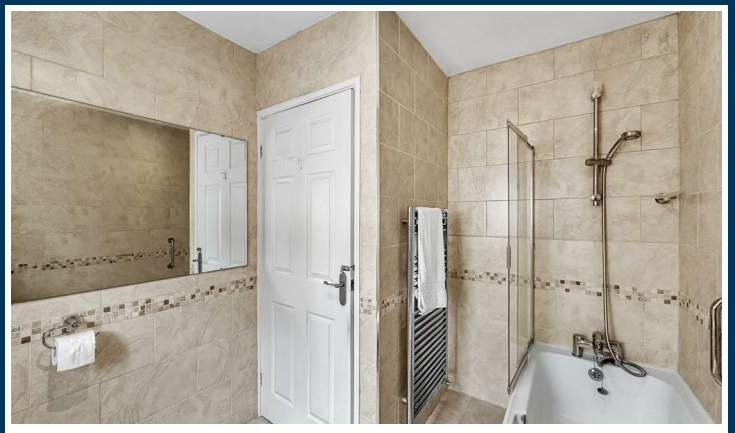
We are informed the property is Freehold. Chief Rent of £25 per annum. This should be verified by your Solicitor.

COUNCIL TAX

Band E.

NOTE

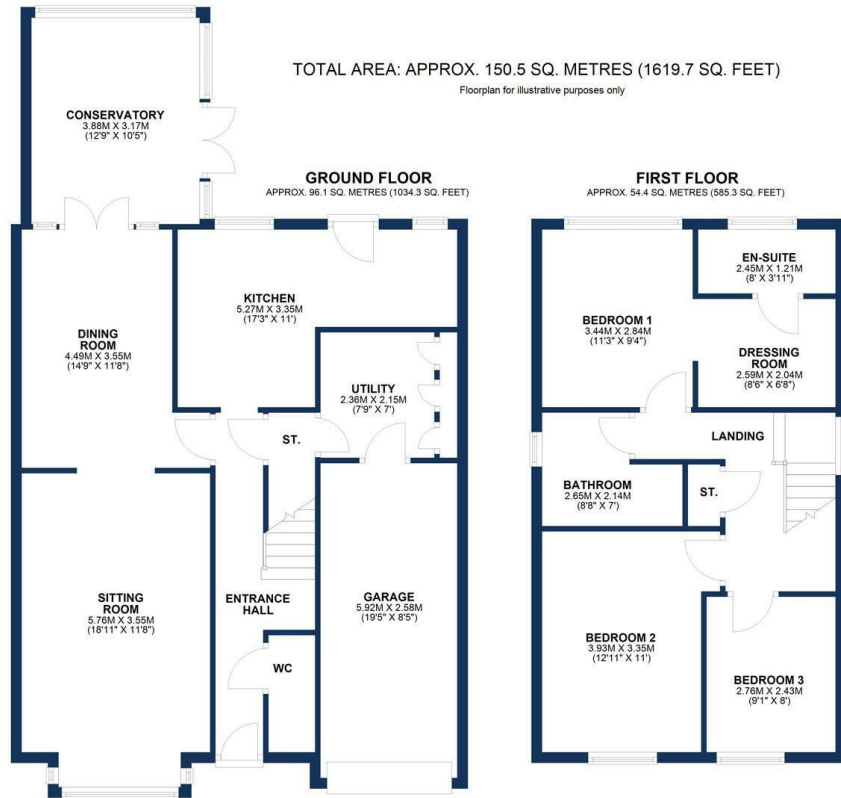
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 150.5 SQ. METRES (1619.7 SQ. FEET)

Floorplan for illustrative purposes only



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