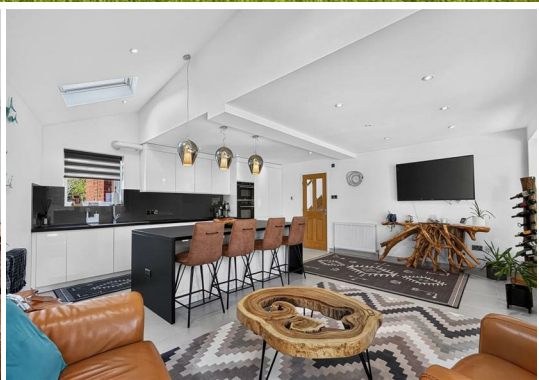




15 WINMARITH DRIVE | HALE BARNES

£775,000

NO ONWARD CHAIN

A contemporary detached family house with front and rear extensions combining to create much sought after open plan living space. Positioned within a highly regarded cul de sac and benefitting from westerly facing landscaped rear gardens. The superbly presented accommodation briefly comprises entrance hall, sitting room, dining room/bedroom, living/breakfast kitchen, utility room, ground floor double bedroom and bathroom/WC, two first floor double bedrooms and shower room/WC. Gas fired central heating, PVCu double glazing and photovoltaic panels. Attached garage. Driveway providing off road parking. Composite decked seating area, paved terraces and gardens laid mainly to lawn. Approximately half a mile distance from the village centre.

POSTCODE: WA15 8TJ

DESCRIPTION

A superbly presented and substantially extended detached bungalow, thoughtfully replanned and transformed to create a stylish and contemporary home of excellent proportions. Occupying a peaceful cul de sac position, the property combines impressive open plan living space with flexible bedroom accommodation and beautifully landscaped westerly facing rear gardens.

Designed with a glazed gable front elevation complemented by anthracite window frames, there is an immediate sense of light and space which continues throughout the property. The interior has been finished to a high standard and provides versatile accommodation which can be utilised as either a three or four bedroom home, depending upon individual requirements.

The formal reception rooms include a generous sitting room with the focal point of a recessed log effect/living flame fire framed by a stone surround and a separate dining room offers genuine flexibility and could serve as a fourth double bedroom if required. Electric underfloor heating extends from the entrance hall and into the sitting room, dining room and open plan living space. The impressive living/breakfast kitchen is fitted with a range of handle-less high gloss white units and a full range of integrated appliances. A substantial central island incorporates a breakfast bar providing a perfect setting for informal entertaining and the adjoining living area enjoys a particularly attractive connection with the rear gardens, opening onto the composite decked seating area via bi-folding windows. In addition, there is a useful utility room with direct access to the rear and central floor drain to improve practicality.

The ground floor double bedroom is fitted with an extensive range of furniture and is conveniently served by an adjacent bathroom/WC fitted with a modern white suite. At first floor level there are two further double bedrooms and a well-appointed shower room/WC complete twin vanity wash basins.

Gas fired central heating, partial electric underfloor heating and a PV (Solar) energy system has been installed together with remotely operated Velux windows and PVCu double glazing.

Externally, there is ample off road parking within the wide block paved driveway and the replanned attached garage has provision for storage. The landscaped rear gardens connect a remarkable composite decked seating area with paved terraces and an expanse of lawn beyond, importantly with a westerly aspect to enjoy the sun throughout the afternoon and into the evening.

The location is ideal being approximately half a mile from the revitalised village centre, within the catchment area of highly regarded primary and secondary schools and well placed for access to the surrounding network of motorways and Manchester International Airport.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

24'11" x 13'10" (7.59m x 4.22m)

Woodgrain effect composite front door. Glass balustrade staircase to the first floor. Under-stair storage cupboard with shelving. Tiled floor. Velux window. Two radiators.

SITTING ROOM

16'9" x 11'10" (5.11m x 3.61m)

Recessed log effect/living flame gas fire set within a stone framed surround. Provision for a wall mounted flatscreen television. PVCu double glazed oriel bay window to the front. Tiled floor. Recessed LED lighting. Underfloor heating. Radiator.

DINING ROOM/BEDROOM FOUR

13'8" x 12'3" (4.17m x 3.73m)

Opaque PVCu double glazed window to the side. Tiled floor. Underfloor heating. Radiator.

LIVING/BREAKFAST KITCHEN

21'9" x 18'10" (6.63m x 5.74m)

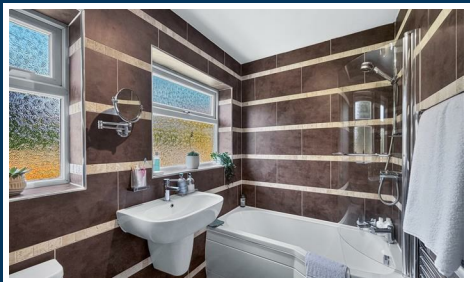
Planned to incorporate:

LIVING AREA

Provision for a wall mounted flatscreen television. Aluminium framed double glazed bi-folding windows to decked seating area. Tall PVCu double glazed picture window to the rear. Velux window. Tiled floor. Recessed LED lighting. Underfloor heating. Radiator.

BREAKFAST KITCHEN

Fitted with high gloss white wall and base units beneath contrasting heat resistant work-surfaces and inset double bowl stainless steel sink with mixer tap and stone effect splash-back. Matching central island with breakfast bar. Integrated appliances include an electric fan oven/grill, four ring ceramic hob with extractor/light above, larder fridge, two under-counter freezers and dishwasher. Concealed wall mounted gas central heating boiler. PVCu double glazed window to the front. Velux window. Tiled floor. Recessed LED lighting. Underfloor heating. Radiator.



UTILITY ROOM

8'6" x 8'5" (2.59m x 2.57m)

White wall and base units beneath granite effect heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine. Opaque PVCu double glazed/panelled door to the rear. PVCu double glazed window to the side. Tiled floor. Recessed low-voltage lighting.

BEDROOM ONE

11'11" x 10'11" (3.63m x 3.33m)

Fitted with a six door range of wardrobes containing hanging rails and shelving. Matching bedside tables. PVCu double glazed window to the rear. Radiator.

BATHROOM/WC

8'3" x 5'5" (2.51m x 1.65m)

Fully tiled and fitted with a white/chrome suit comprising P-shaped panelled bath with mixer tap plus thermostatic shower and screen above, wall mounted wash basin with mixer tap and low-level WC. Two opaque PVCu double glazed windows to the rear. Chrome heated towel rail.

FIRST FLOOR

LANDING

Glass balustrade. Access to eaves storage. Velux window.

BEDROOM TWO

13'9" x 12'10" (4.19m x 3.91m)

PVCu double glazed window to the side. Access to eaves storage. Radiator.

BEDROOM THREE

13'5" x 12'1" (4.09m x 3.68m)

PVCu double glazed window to the side. Access to eaves storage. Radiator.

SHOWER ROOM/WC

7'5" x 6'8" (2.26m x 2.03m)

Tiled enclosure with electric shower. White/chrome twin vanity wash basins with mixer taps and low-level WC. Fitted linen closet. Herringbone effect flooring. Opaque PVCu double glazed window to the rear. Tiled walls. Extractor fan. Radiator.

OUTSIDE

ATTACHED GARAGE

9'3" x 9'1" (2.82m x 2.77m)

Up and over door. PVCu double glazed window to the side. Solax PV System. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

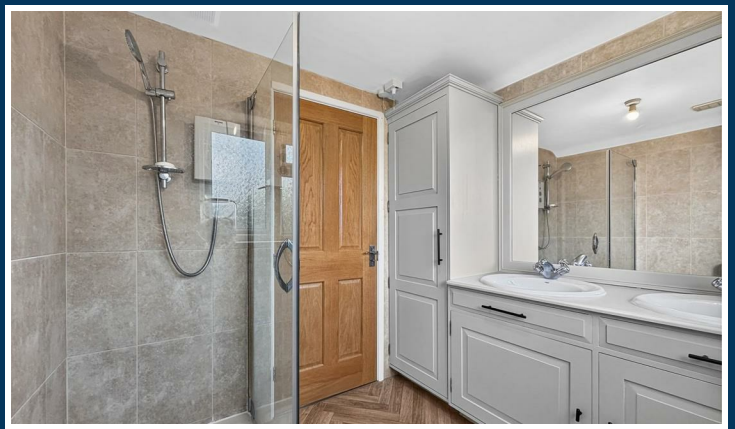
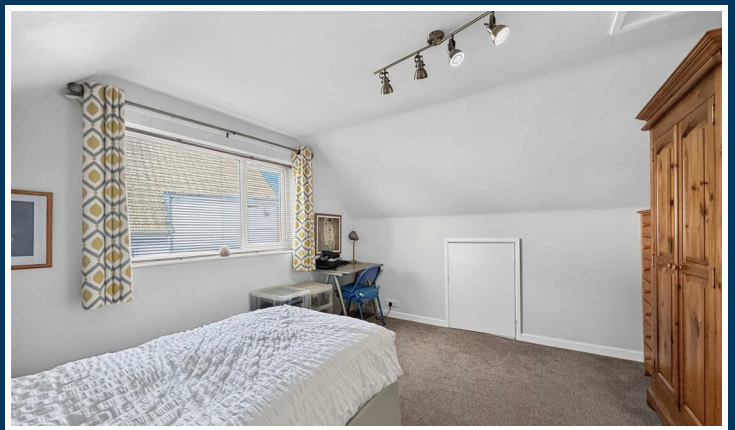
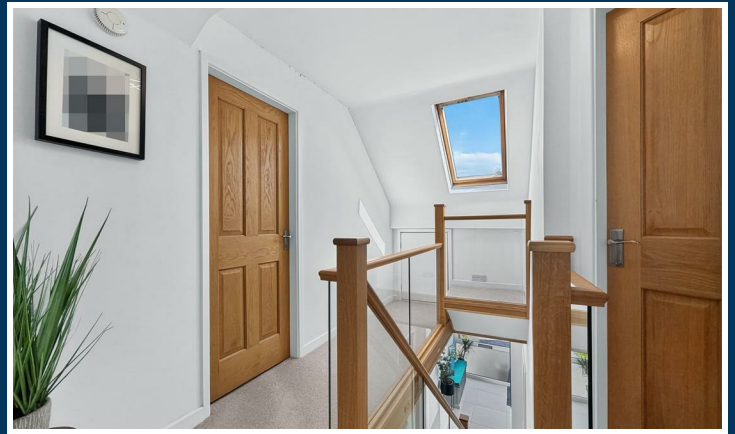
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £16.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX

Band E.

NOTE

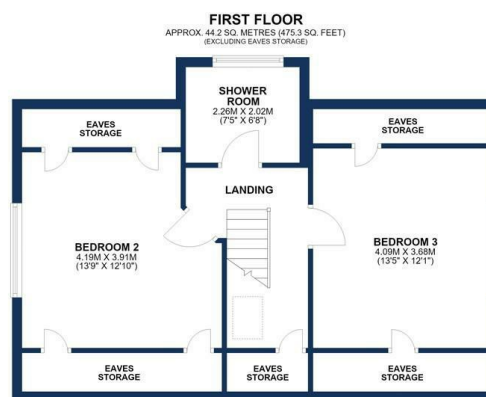
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TOTAL AREA: APPROX. 163.7 SQ. METRES (1761.8 SQ. FEET)
Floorplan for illustrative purposes only
(EXCLUDING EAVES STORAGE)



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