IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









17 WINMARITH DRIVE | HALE BARNS

OFFERS IN THE REGION OF £1,000,000

NO ONWARD CHAIN

A beautifully presented and substantially extended detached family house occupying a sought after cul de sac location with exceptional landscaped grounds. The superbly proportioned accommodation briefly comprises enclosed porch, entrance hall, cloakroom/WC, sitting room, dining room, breakfast kitchen, utility room, study/bedroom with en suite shower room/WC, five first floor bedrooms, bathroom/WC and shower room/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking. Paved rear terrace and gardens laid mainly to lawn with a high degree of privacy. Positioned approximately half a mile from the village centre.

POSTCODE: WA15 8TJ

DESCRIPTION

This modern detached family house is positioned at the head of a quiet cul de sac and has been substantially extended to create superbly proportioned living space. Designed with attractive gable fronted and partially rendered elevations, the property includes large areas of glazing to create a naturally light interior with the benefit of gas fired central heating and PVCu double glazing.

The landscaped rear gardens are certainly a feature and incorporate a full width paved terrace which is ideal for entertaining during the summer months with an expanse of manicured lawn beyond. Importantly, all screened by a variety of mature trees and hedges combining to establish a delightful setting with a high degree of privacy.

The beautifully presented accommodation is tastefully appointed throughout and approached beyond a spacious entrance hall which provides access to both a modern cloakroom/WC and the generous reception rooms. Toward the front there is an elegant sitting room with the focal point of marble conglomerate fireplace surround, whilst at the rear a formal dining room opens onto the aforementioned paved terrace through double opening French windows. The adjoining kitchen is fitted with Shaker style units complemented by polished granite work-surfaces alongside a range of integrated appliances and there is also a useful utility room. Completing the ground floor is an excellent double bedroom with en suite shower room/WC which is currently used as an office, but may prove invaluable for those requiring space for multi-generational living.

At first floor level there are four superb double bedrooms with fitted/built-in furniture, a comfortable single bedroom, luxurious bathroom/WC and fully tiled shower room/WC.

Externally, a block paved driveway provides ample off road parking.

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

ENCLOSED PORCH
7'10" x 3'3" (2.39m x 0.99m)
PVCu double glazed/panelled door set within a matching surround. Built-in storage cupboard with shelving. Space for hanging coats and jackets. Tiled floor. Opaque glazed door set within matching side screens to:

ENTRANCE HALL
13'6" x 7'10" (4.11m x 2.39m)
Staircase to the first floor. Engineered wood flooring. Coved cornice. Dado rail. Covered radiator.

CLOAKROOM/WC
White/chrome wall mounted wash basin with mixer tap and WC with concealed cistern. Built-in cabinet. Partially tiled walls. Karndean flooring. Wall light point. Extractor fan.

SITTING ROOM
17' x 12' (5.18m x 3.66m)
Composite stone fireplace surround with decorative coal effect fire set upon a matching hearth and flanked by two wall light points. PVCu double glazed window to the front. Engineered wood flooring. Coved cornice. Decorative ceiling moulding. Two vertical radiators. Wide opening to:

DINING ROOM
12' x 8'10" (3.66m x 2.69m)
PVCu double glazed French windows set with matching side screens to the paved rear terrace. Coved cornice. Decorative ceiling moulding. Two vertical radiators.

BREAKFAST KITCHEN
16'8" x 8'10" (5.08m x 2.69m)
Fitted with a range of Shaker style wall and base units beneath polished granite work-surfaces/up-stands and under-mount composite sink with professional style mixer tap and waste disposal unit. Matching breakfast bar. Integrated appliances include a double electric oven/grill, microwave/oven/grill, five zone induction hob with granite splash-back and stainless steel chimney cooker hood above, larder fridge and dishwasher. Two PVCu double glazed windows to the rear. Natural wood flooring. Recessed LED lighting. Radiator.

UTILITY ROOM
8' x 6'1" (2.44m x 1.85m)
Space for an automatic washing machine, tumble dryer and freezer. Built-in storage cupboard with shelving. Opaque PVCu double glazed/panelled door to the side. Tiled floor.

STUDY/BEDROOM SIX
18'7" x 8'6" (5.66m x 2.59m)
PVCu double glazed window to the front. Laminate wood flooring. Coved cornice. Radiator.











EN SUITE SHOWER ROOM/WC
7'4" x 3'3" (2.24m x 0.99m)
White/chrome wall mounted wash basin with mixer tap and WC with concealed cistern. Tiled enclosure with electric shower. Concealed wall mounted gas central heating boiler. Tiled floor. Recessed LED lighting. Extractor fan.

FIRST FLOOR

LANDING
Turned spindle balustrade. Access to the partially boarded loft space with light supply via a retractable ladder. Opaque PVCu double glazed window to the side. Wall light point. Dado rail.

BEDROOM ONE
13'11" x 12' (4.24m x 3.66m)
Fitted with a nine door range of beech effect wardrobes containing hanging rails and shelving. Matching twin pedestal dressing table. PVCu double glazed window to the front. Radiator.

BEDROOM TWO
12'3" x 12' (3.73m x 3.66m)
Full height fitted wardrobes with sliding mirror fronted doors containing hanging rails and shelving. PVCu double glazed window to the rear. Coved cornice. Radiator.

BEDROOM THREE
16'4" x 8'6" (4.98m x 2.59m)
Fitted with a four door range of built-in wardrobes containing hanging rails and shelving. PVCu double glazed window to the front. Coved cornice. Radiator.

BEDROOM FOUR
8'10" x 5'3" (2.69m x 1.60m)
Fitted wardrobe containing hanging rail and under-stair storage cupboard. PVCu double glazed window to the rear. Radiator. Turned spindle balustrade staircase to:

BEDROOM FOUR MEZZANINE
10'9" x 8'6" (3.28m x 2.59m)
Vaulted ceiling and ample space for a double bed. Fitted twin pedestal dressing table/desk. Velux window.

BEDROOM FIVE
10'5" x 7'10" (3.18m x 2.39m)
Fitted wardrobe containing hanging rail and shelving. Pedestal dressing table. PVCu double glazed window to the front. Coved cornice. Radiator.

BATHROOM/WC
8'10" x 7'10" (2.69m x 2.39m)
White/chrome suite comprising panelled bath with mixer tap and thermostatic shower above, twin semi recessed vanity wash basins with mixer taps and WC with concealed cistern. Matching cabinet. Opaque PVCu double glazed window to the rear. Tiled walls. Karndean flooring. Shaver point. Extractor fan. Chrome heated towel rail.

SHOWER ROOM/WC
5'11" x 5' (1.80m x 1.52m)
Fully tiled and fitted with a white/chrome pedestal wash basin with mixer tap and low-level WC. Tiled enclosure with electric shower. Mirror fronted cabinet. Extractor fan. Heated towel rail.

OUTSIDE
Block paved driveway providing off road parking for several cars.

SERVICES
All mains services are connected.

POSSESSION
Vacant possession upon completion.

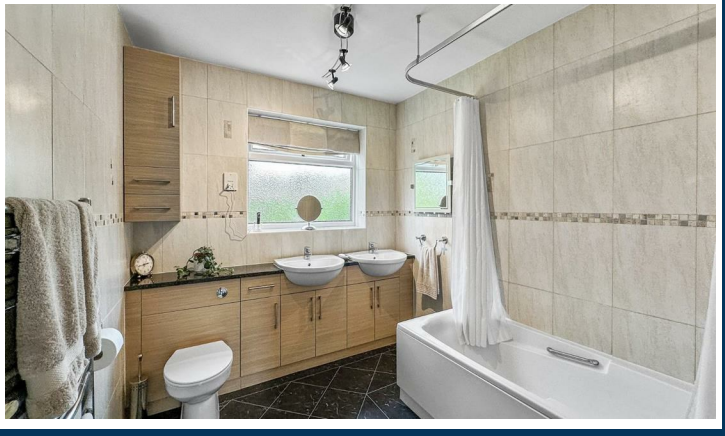
TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

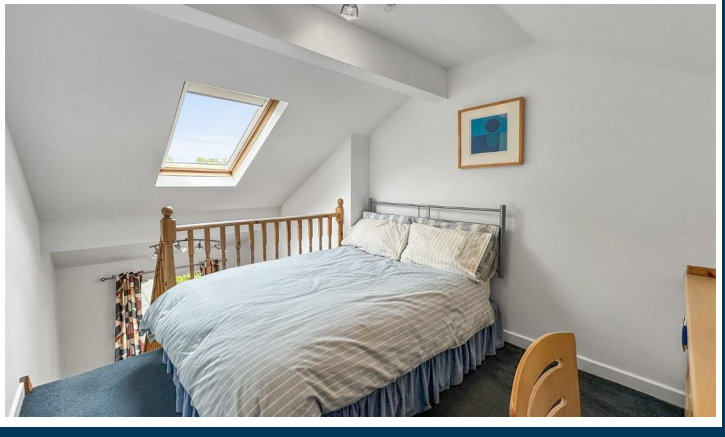
COUNCIL TAX
Band F.

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

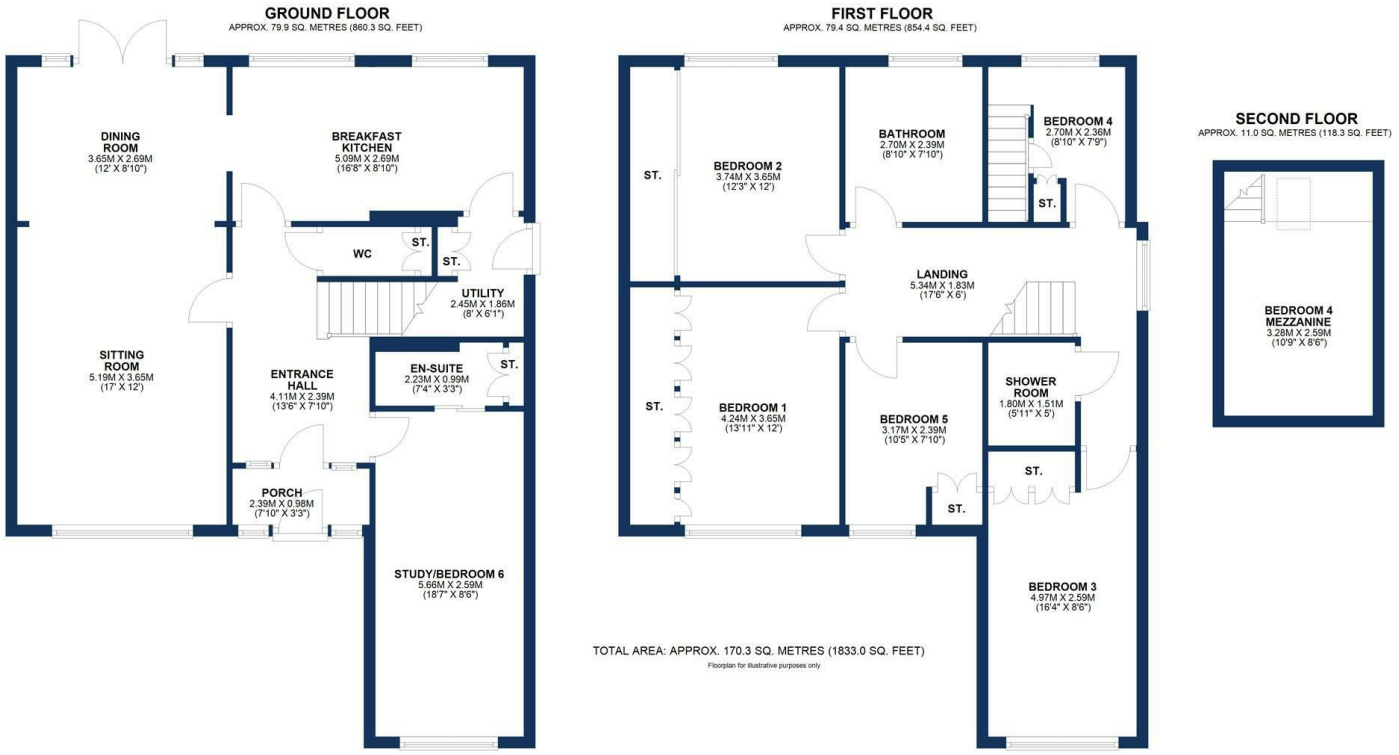








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