



98 WOBURN DRIVE | HALE

£725,000

NO ONWARD CHAIN A superb detached family home occupying an enviable corner plot within this ever popular residential location. The accommodation briefly comprises enclosed porch, entrance hall, large sitting room plus separate dining room and conservatory, fitted kitchen with adjacent utility room providing access to the integral garage and rear garden, ground floor shower room/WC. To the first floor there are four superb bedrooms serviced by the family bathroom/WC. Externally there is off road parking within the flagged driveway which also provides access to the integral garage and there are lawned gardens adjacent and extending to the side. To the rear the gardens incorporate a flagged patio seating area with superb lawns beyond and further driveway accessed off Melrose Crescent. The rear gardens benefit from a south westerly aspect to enjoy the sun for the majority of the day. Viewing is highly recommended to appreciate the potential of the accommodation on offer.

POSTCODE: WA15 8NE

DESCRIPTION

This detached family home offers superbly proportioned living space which is beautifully maintained yet represents an exciting opportunity for any prospective purchaser to re-model and extend to individual taste subject to the relevant permissions being obtained.

The accommodation is approached via an enclosed porch which leads onto a welcoming entrance hall. Towards the front of the property is a large sitting room with focal point of a living flame gas fire with stainless steel surround and hearth whilst to the rear is a separate dining room accessed via double doors from the entrance hall and with access onto the rear conservatory. Also towards the rear of the property is a kitchen fitted with a comprehensive range of units and access to a separate utility room which in turn leads on to the integral garage and also the rear garden. The ground floor accommodation is completed by the shower room/WC.

To the first floor there are four excellent bedrooms all with fitted wardrobes and dressing table and serviced by the family bathroom/WC.

Externally there is ample off road parking within the driveway which provides access to the garage and has adjacent lawned gardens that continue to the side and there is gated access to the rear. Immediately to the rear is a flagged patio seating area with extensive lawns beyond with well stocked flower beds all benefitting from a south westerly aspect to enjoy the sun for the majority of the day. Double gates off Melrose Crescent lead to a further parking area which could easily be incorporated into the garden.

The location is ideal being within walking distance of Hale Croft Park and local shops are available within the revitalised shopping centre of Hale Barns and also being within the catchment area of the highly regarded Wellgreen Primary/Nursery School.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

ENTRANCE HALL

20'0 x 8'9 (6.10m x 2.67m)

Cloaks cupboard. Radiator. PVCu double glazed front door. Stairs to first floor. Under stairs storage cupboard.

SITTING ROOM

14'0 x 12'2 (4.27m x 3.71m)

With a focal point of a living flame gas fire with stainless steel surround and hearth. PVCu double glazed window to the front. Radiator. Television aerial point.

DINING ROOM

14'1 x 9'10 (4.29m x 3.00m)

Accessed via double doors from the entrance hall. PVCu double glazed doors provide access to the conservatory. Radiator.

KITCHEN

12'10 x 11'7 (3.91m x 3.53m)

With a range of wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for cooker, fridge and dishwasher. Tiled splashback. PVCu double glazed window overlooking the rear garden. Gas central heating boiler.

CONSERVATORY

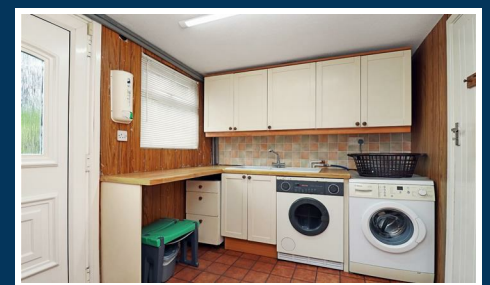
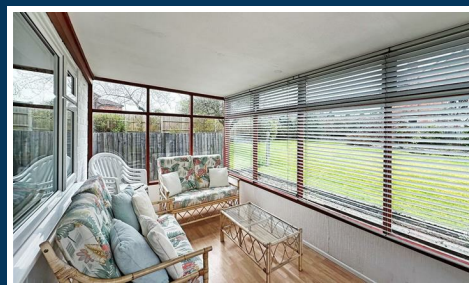
13'8 x 8'2 (4.17m x 2.49m)

Laminate flooring. Door to garden.

UTILITY

8'3 x 6'2 (2.51m x 1.88m)

With a continuation of the wall and base units from the kitchen plus work surface incorporating a 1 1/2 bowl sink unit with drainer. Plumbing for washing machine. Space for dryer. PVCu double glazed door and window to the rear. Door to garage.



SHOWER ROOM

10'1 x 5'8 (3.07m x 1.73m)

With a suite comprising corner tiled shower cubicle, vanity wash basin, WC and bidet. Opaque PVCu double glazed window to the side. Half tiled walls. Chrome heated towel rail. Extractor fan.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window at half landing level. Loft access hatch. Radiator. Airing cupboard housing hot water cylinder.

BEDROOM 1

14'1 x 12'2 (4.29m x 3.71m)

PVCu double glazed window to the front. Fitted wardrobe and dressing table. Telephone point. Radiator.

BEDROOM 2

14'1 x 9'8 (4.29m x 2.95m)

PVCu double glazed window to the rear. Fitted wardrobe and dressing table. Radiator.

BEDROOM 3

11'9 x 8'5 (3.58m x 2.57m)

PVCu double glazed window to the rear. Fitted wardrobe and dressing table. Radiator.

BEDROOM 4

11'7 x 7'1 (3.53m x 2.16m)

PVCu double glazed window to the front. Fitted wardrobe and dressing table. Radiator.

BATHROOM

8'1 x 7'3 (2.46m x 2.21m)

With panelled bath, pedestal wash hand basin and WC. Radiator with heated towel rail. Opaque PVCu double glazed window to the side. Part panelled walls.

OUTSIDE

GARAGE

17'7 x 8'4 (5.36m x 2.54m)

Up and over door. Light and power.

To the front of the property the driveway provides off road parking and there are adjacent lawned gardens that continue to the side and gated access to the rear.

To the rear the gardens incorporate a flagged seating area with extensive lawns beyond with well stocked flower beds and benefitting from a south westerly aspect to enjoy the sun for the majority of the day. Double gates also provide access to a further driveway/parking area off Melrose Crescent which could easily be incorporated into the garden.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

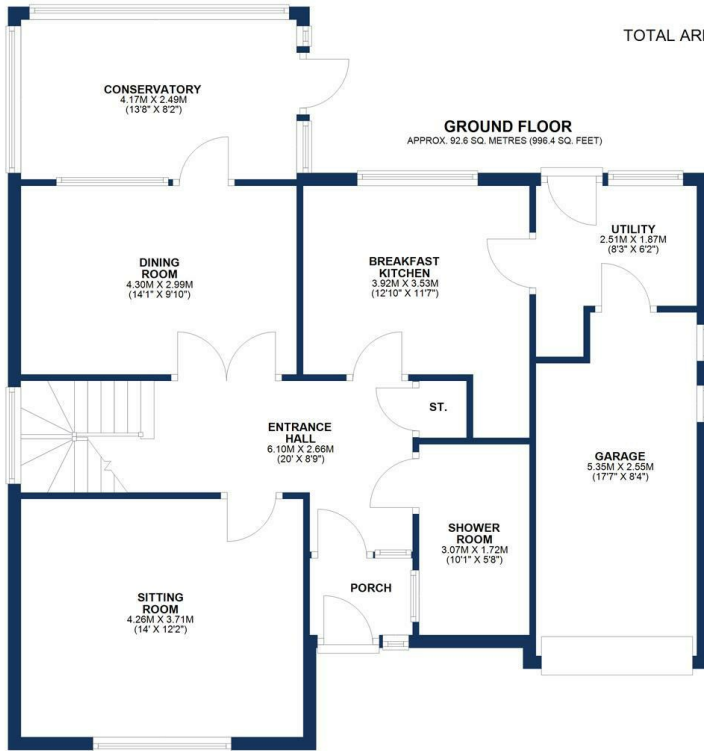
Band "E"

TENURE

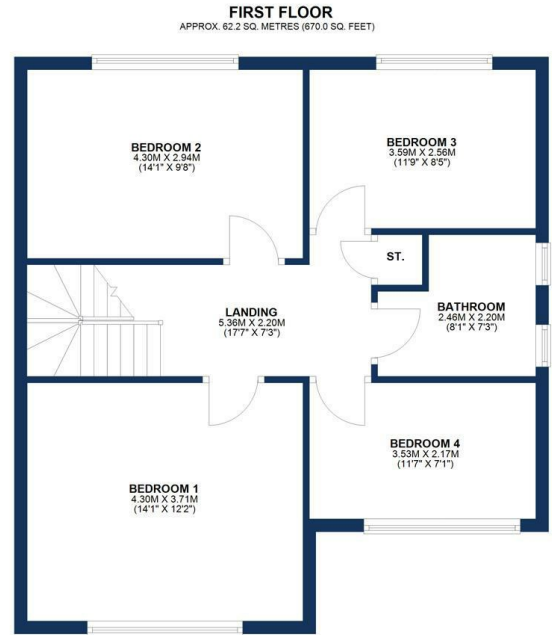
We are informed the property is Freehold. This should be verified by your Solicitor.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



TOTAL AREA: APPROX. 154.8 SQ. METRES (1666.4 SQ. FEET)
Floorplan for illustrative purposes only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011
E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510
E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654
E: TIMPERLEY@IANMACKLIN.COM