



6 FIELD WALK CLARKE CRESCENT | HALE

£190,000

NO ONWARD CHAIN

A well appointed and superbly proportioned ground floor apartment with delightful views across the neighbouring wooded greens and open countryside beyond. The accommodation briefly comprises recessed porch with individual front door, entrance hall with cloaks recess and ample storage, spacious living room, stunning fitted kitchen with integrated appliances, excellent double bedroom and modern shower room/WC. Gas fired central heating and PVCu double glazing.

POSTCODE: WA15 8NP

DESCRIPTION

Clarke Crescent forms part of a popular residential location positioned less than a mile from the revitalised shopping centre of Hale Barns and local shops are also available on Grove Lane. A little further lies the village of Hale with its range of individual shops, restaurants and bars and train station providing a commuter service into Manchester. Field Walk is small development of maisonette style apartments set amongst wooded greens and with the benefit of far reaching views across neighbouring countryside.

The superbly proportioned interior benefits from a private recessed porch with composite front door opening onto an entrance hall with two storage cupboards in addition to a cloaks area with bespoke seating. The naturally light living room provides ample space for both dining and sitting and the adjacent kitchen is fitted with a comprehensive range of Shaker style units complemented by natural wood work surfaces and a range of integrated appliances. There is an excellent double bedroom served by the well appointed shower room/WC which features contemporary sanitaryware and chrome fittings in a traditional style.

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

Externally there are two storage cupboards adjacent to the recessed porch. Although not for exclusive use, there are parking bays outside the development.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Wood grain effect composite front door with opaque double glazed fanlight window. External light point.

ENTRANCE HALL

Storage cupboard with space for hanging coats and jackets. Additional storage cupboard. Recessed cloaks area with natural wood seat and shelving above. Wood flooring. Cornice. Dado rail.

LIVING ROOM

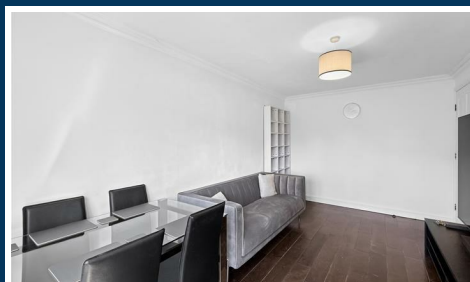
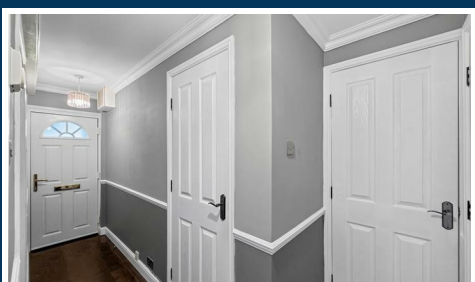
16'5" x 9'6" (5.00m x 2.90m)

With space for both seating and dining. Wide PVCu double glazed window. Wood flooring. Cornice. Radiator.

KITCHEN

9'8" x 7'6" (2.95m x 2.29m)

Fitted with Shaker style wall and base units beneath natural wood work surfaces and inset ceramic drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric oven/grill, four ring induction hob with chimney cooker hood above and fridge/freezer. Recess for an automatic washing machine. Concealed wall mounted gas central heating boiler. PVCu double glazed window. Tiled floor. Contemporary vertical radiator.



BEDROOM

12'9" x 9'6" (3.89m x 2.90m)

Ample space for freestanding furniture. PVCu double glazed window. Cornice. Ceiling rose. Radiator.

SHOWER ROOM/WC

6'10" x 5' (2.08m x 1.52m)

Fitted with a white/chrome semi recessed vanity wash basin with mixer tap, low-level WC with concealed cistern and matching cabinet. Wide tiled enclosure with thermostatic rain shower plus hand-held attachment. Opaque PVCu double glazed window. Mirror fronted radiator.

OUTSIDE

Two external stores adjacent to the recessed porch

Well maintained communal gardens.

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 125 years from June 2019 and subject to a Ground Rent of £10.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

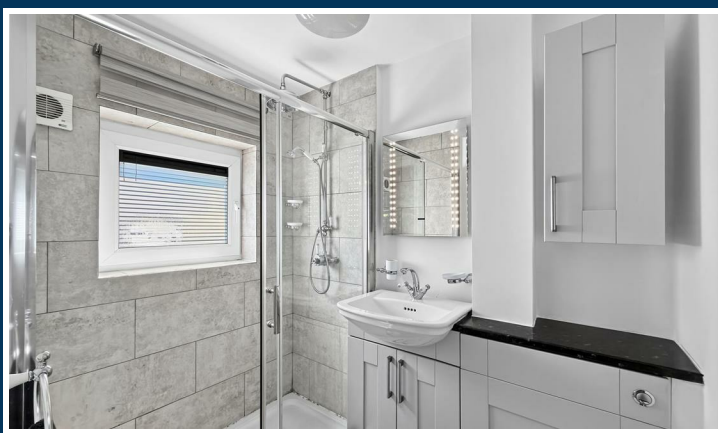
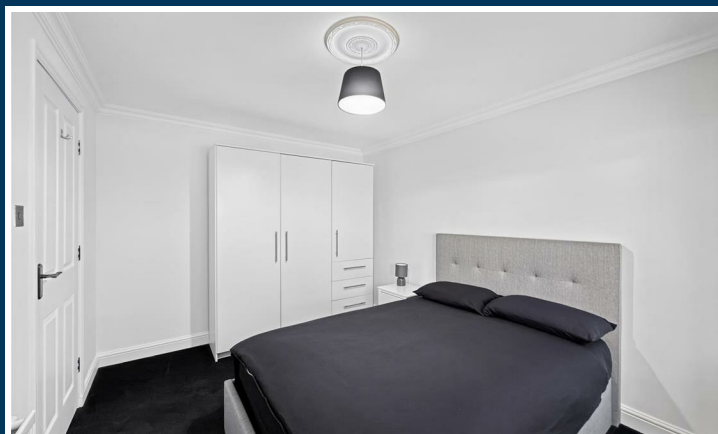
We understand the service charge for April 2025-April 2026 was £244.49 and the estimated service charge for April 2026-April 2027 is £353.02. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band A.

NOTE

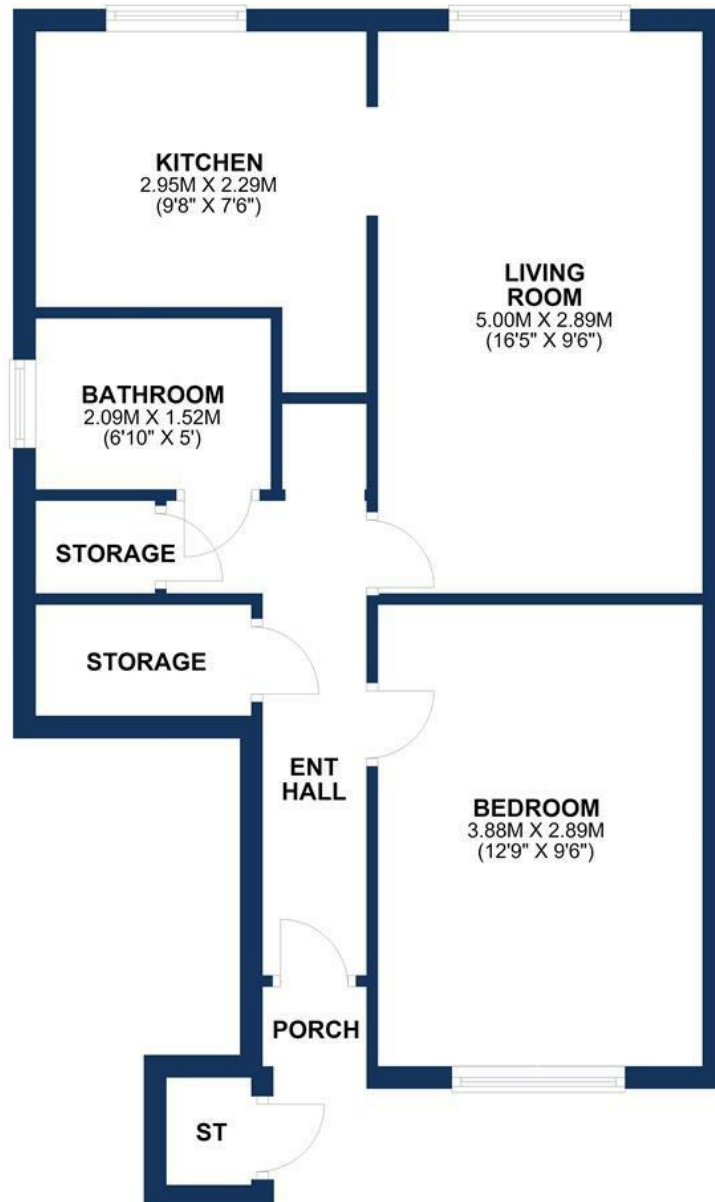
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 49.1 SQ. METRES (528.2 SQ. FEET)



TOTAL AREA: APPROX. 49.1 SQ. METRES (528.2 SQ. FEET)

Floorplan for illustrative purposes only



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