IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









6 LONG HEY | HALE

£500,000

NO ONWARD CHAIN

A superbly presented bay fronted semi detached family house with views over neighbouring fields at the rear. The well proportioned accommodation briefly comprises enclosed porch, entrance hall, sitting room with feature fireplace, dining room with French windows to the rear terrace, fitted kitchen with integrated appliances, three excellent bedrooms and modern bathroom/WC. Off road parking within the driveway and attached garage. Gas fired central heating and PVCu double glazing. Ideal location approximately one mile from Hale village.

POSTCODE: WA15 8JJ

DESCRIPTION

This bay fronted semi detached family house is positioned within a popular cul de sac containing semi detached houses of similar age and design and has the added advantage of delightful tree lined views across neighbouring fields. The property occupies an excellent plot with the rear gardens extending to approximately 60' in length and therefore much further potential, subject to obtaining the relevant approval.

Long Hey is well placed being within the catchment area of highly regarded primary and secondary schools and about a mile to the village of Hale with its range of individual shops, restaurants and wine bars and railway station providing a commuter service into Manchester.

The superbly presented and well proportioned accommodation is approached beyond an enclosed porch and entrance hall with turned spindle balustrade staircase to the first floor. Positioned at the front there is an elegant sitting room with the focal point of an attractive traditional fireplace surround and decorative cast iron grate. A wide opening leads onto the formal dining room with French windows to the paved terrace which is ideal for entertaining during the summer months. The adjacent kitchen is fitted with contemporary high gloss white units complemented by a range of integrated appliances and also provides access to the attached garage.

At first floor level there are three excellent bedrooms and modern bathroom/WC with white suite and chrome fittings.

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

Externally the wide paved driveway provides off road parking and the aforementioned rear gardens are laid mainly to lawn with the benefit of a high degree of privacy.

ACCOMMODATION

GROUND FLOOR: ENCLOSED PORCH

Opaque PVCu double glazed/panelled door set within a matching PVCu double glazed surround. Opaque glazed/panelled hardwood door to:

ENTRANCE HALL

Turned spindle balustrade staircase to the first floor. Space for hanging coats and jackets. PVCu double glazed window to the side. Radiator.

SITTING ROOM

15'7 x 12'7 (4.75m x 3.84m)

Period style fireplace surround with cast iron grate and polished granite hearth. PVCu double glazed bay window to the front. Radiator. Wide opening to:

DINING ROOM

9'10 x 9'10 (3.00m x 3.00m)

PVCu double glazed French windows to the paved rear terrace. Radiator.

KITCHEN

12'1 x 10'0 (3.68m x 3.05m)

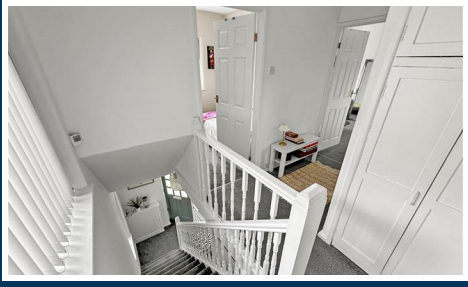
Fitted with contemporary high gloss white wall and base units beneath heat resistant work-surfaces and inset 1½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric oven/grill, four ring gas hob with extractor/light above and fridge. Recess for an automatic washing machine. Concealed wall mounted gas central heating boiler. PVCu double glazed window to the rear. Tile effect flooring. Tiled walls. Radiator.











FIRST FLOOR: LANDING
10'11 x 7'4 (3.33m x 2.24m)
Airing cupboard with shelving. Turned spindle balustrade. Opaque PVCu double glazed window to the side. Access Hatch to the insulated loft space.

BEDROOM ONE
12'5 x 11'2 (3.78m x 3.40m)
PVCu double glazed window to the front. Radiator.

BEDROOM TWO
14'2 x 10'2 (4.32m x 3.10m)
PVCu double glazed window to the rear. Wood flooring. Radiator.

BEDROOM THREE
9'9 x 7'10 (2.97m x 2.39m)
Built-in storage cupboard with shelving. PVCu double glazed window to the front. Radiator.

BATHROOM/WC
7'11 x 5'7 (2.41m x 1.70m)
Fitted with white/chrome suite comprising P-shaped panelled bath with mixer tap plus thermostatic shower and screen above, pedestal wash basin with mixer tap and low-level WC. Opaque PVCu double glazed windows to the side and rear. Tiled walls. Wood effect flooring. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

ATTACHED GARAGE
20'2 x 8'3 (6.15m x 2.51m)
Double opening steel doors. Internal access. Hardwood door to the rear. Opaque timber framed window to the rear. Light and power supplies.

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 C.

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

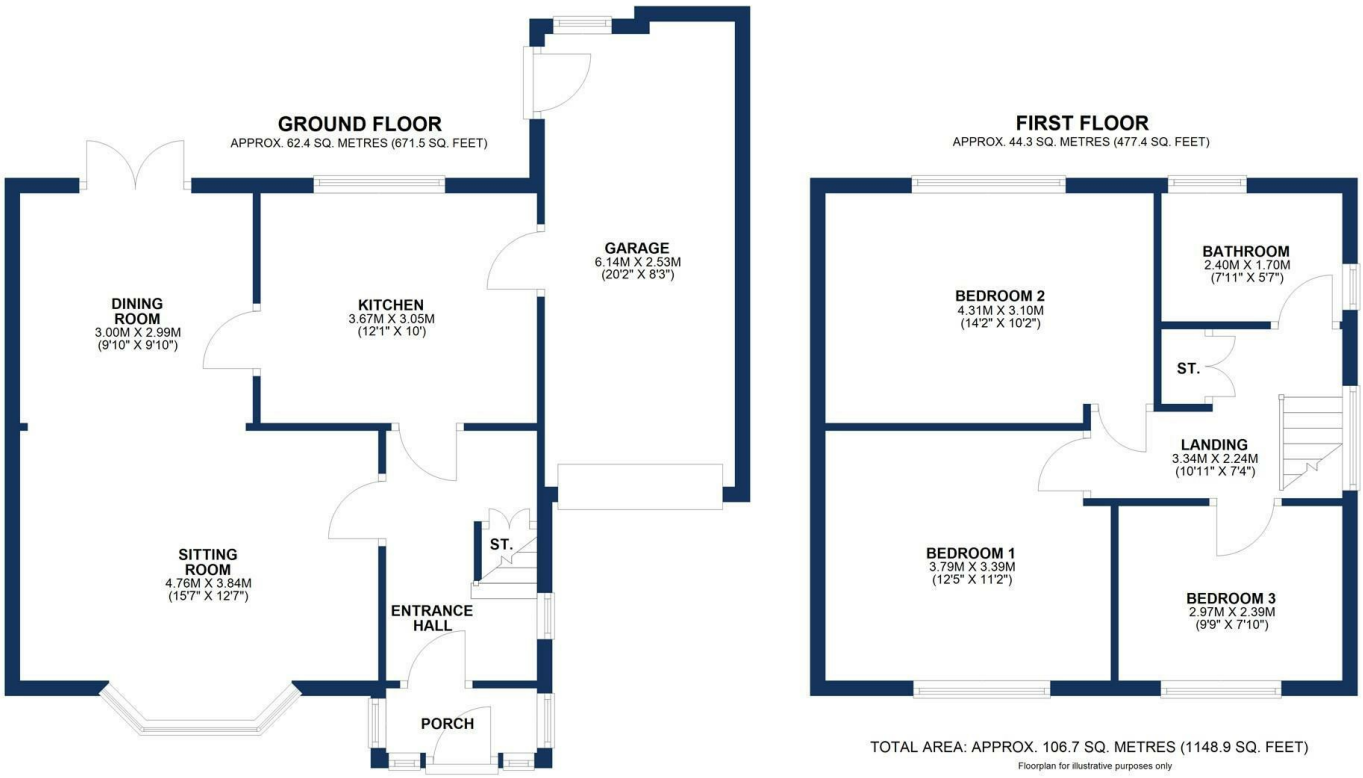








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TOTAL AREA: APPROX. 106.7 SQ. METRES (1148.9 SQ. FEET)

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