



**23 FINCHALE DRIVE | HALE**

**£745,000**

**\*NO ONWARD CHAIN\***

Occupying an excellent position at the head of this popular cul de sac, a superbly proportioned detached bungalow set within a superb size plot approaching 0.25 of an acre. The well presented accommodation briefly comprises entrance hall, sitting room, dining room, fitted breakfast kitchen, utility room opening onto the terrace, three double bedrooms and shower room/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking and attached garage. Ideal location approximately half a mile from the village of Hale Barns and an opportunity to remodel to individual taste.

POSTCODE: WA15 8NH

## DESCRIPTION

Finchale Drive is a sought after cul de sac development containing bungalows of similar age, set well back beyond the grass verge and tree lined carriageway. The delightful surroundings are further enhanced by wonderful mature landscaped gardens and a large plot approaching 0.25 of an acre, all of which combine to create an attractive setting. Although obviously well cared for there is an opportunity to remodel to individual taste and many of the bungalows have been extended or re-planned and subsequently there is much further potential, subject to obtaining the relevant approval.

The property is well placed for the revitalised village centre of Hale Barns which includes Asda supermarket and Costa Coffee and just a short walk from the popular Halecroft Park. The location is also within the catchment area of highly regarded primary and secondary schools and there is easy access to the surrounding motorway network and Manchester Airport.

This double fronted detached bungalow is approached beyond a paved driveway providing ample off road parking plus access to the garage.

The accommodation includes a central hallway adjoining both the breakfast kitchen and sitting room. The spacious reception room features a marble fireplace surround with living flame gas fire and the breakfast kitchen is fitted with contemporary units complemented by granite work surfaces and provides ample space for a table and chairs. There is also an adjacent dining room. Accessed via the kitchen and inner hall is the utility room and shower room/WC beyond. The inner hall leads onto three double bedrooms all with built-in wardrobes.

Externally to the side and rear are stunning and well maintained gardens laid mainly to lawn with well stocked borders and importantly a southerly aspect to enjoy the sunshine throughout the day. The plot measures approximately 0.23 acres.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Opaque double glazed/panelled PVCu front door. Cloaks cupboard. Coved cornice.

#### SITTING ROOM

**18'11 x 12'7 (5.77m x 3.84m)**

Marble fireplace surround and living flame/coal effect gas fire framed in brass. PVCu double glazed windows to the front and side. Coved cornice. Radiator. Glazed door to inner hall.

#### BREAKFAST KITCHEN

**18'11 x 9'1 (5.77m x 2.77m)**

Fitted with contemporary wall and base units beneath granite work-surfaces and inset stainless steel drainer sink with mixer tap. Double gas oven with four ring induction hob and integrated extractor fan/light above. Integrated Miele fridge/freezer. Integrated Miele dishwasher. Space for a table and chairs. PVCu double glazed windows to the front and side. Tiled walls. Vinyl flooring. Recessed low voltage lighting. Radiator. Glazed door to the:

#### DINING ROOM

**10'7 x 9'5 (3.23m x 2.87m)**

PVCu double glazed windows on three sides. Coved cornice. Radiator.



## UTILITY

13'2 x 5'3 (4.01m x 1.60m)

Contemporary wall and base units beneath granite work-surfaces. Freestanding Miele washing machine. Freestanding Miele dryer. Vinyl flooring. Recessed low voltage lighting. Coved cornice. Chrome heated towel rail. Opaque double glazed/panelled PVCu side door. Door to:

## INNER HALL

Radiator.

## BEDROOM ONE

12'10 x 10'7 (3.91m x 3.23m)

PVCu double glazed window to the rear. Built in wardrobes. Coved cornice Radiator.

## BEDROOM TWO

11'1 x 9'11 (3.38m x 3.02m)

PVCu double glazed window to the rear. Built in wardrobes. Coved cornice Radiator.

## BEDROOM THREE

14'0 x 8'2 (4.27m x 2.49m)

PVCu double glazed window to the side and rear. Built in wardrobes. Coved cornice Radiator.

## SHOWER ROOM/WC

7'7 x 5'10 (2.31m x 1.78m)

Vanity wash basin and low-level WC. Tiled corner shower cubicle. Wall mounted mirror fronted cabinet. Opaque PVCu double glazed window to the side. Fully tiled walls. Vinyl flooring. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail. Underfloor heating.

## OUTSIDE

Delightful summer house with power supply. Two sheds.

## GARAGE

16'11 x 8'5 (5.16m x 2.57m)

Electrically operated roller door. Power.

## 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 E.

## NOTE

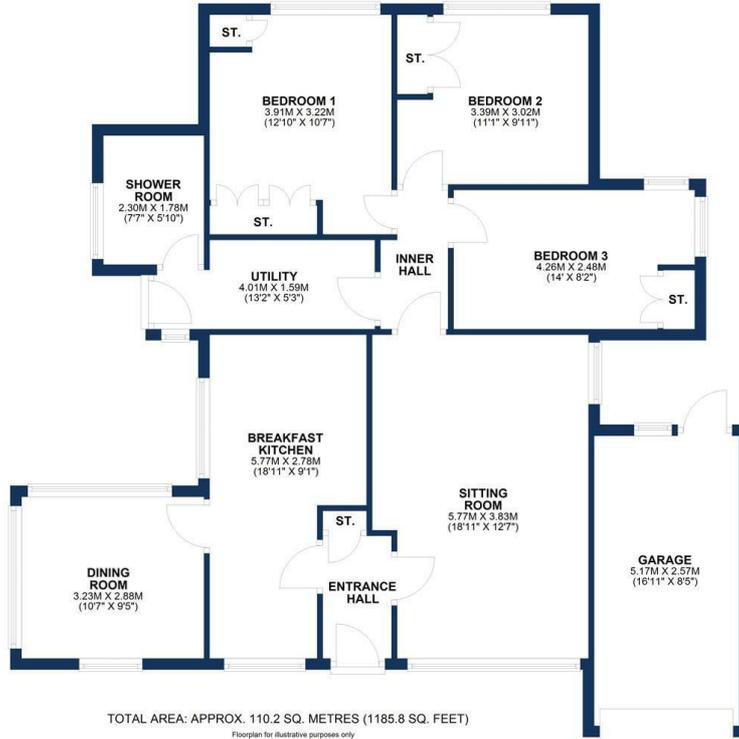
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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**GROUND FLOOR**

APPROX. 110.2 SQ. METRES (1185.8 SQ. FEET)



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