IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









22 TITHEBARN ROAD | HALE BARNS

OFFERS IN THE REGION OF £380,000

NO ONWARD CHAIN

A semi detached family house positioned in a highly regarded location a short distance from the revitalised village centre. The accommodation briefly comprises entrance hall, full depth sitting/dining room, kitchen, shower room, WC, spacious primary bedroom with en suite WC and two further bedrooms. Gas fired central heating and PVCu double glazing. Driveway providing off road parking and garage. Mature lawned gardens at the front and rear. Much further potential subject to approval.

POSTCODE: WA15 0HW

DESCRIPTION

Tithebarn Road is a popular location developed mainly with semi detached houses dating probably from the 1920's, attractive in appearance and with characterful interiors. This semi detached family house has reached the stage where improvement is required and presents a superb opportunity to remodel to individual taste. There is much further potential, subject to obtaining the relevant approval, as surrounding properties benefit from a range of extensions and loft conversions.

The accommodation includes rooms of generous size in an ideal arrangement with a wide entrance hall leading onto a full depth sitting/dining room with feature fireplace and French windows opening onto the private rear gardens. The fitted kitchen also overlooks the mature rear gardens and has a porch providing access to the driveway. Completing the ground floor is an adjoining shower room and separate cloakroom/WC positioned off the entrance hall.

To the first floor the excellent primary bedroom has the added advantage of an en suite WC and there are two further bedrooms at this level.

Externally, off road parking is available within the driveway and detached garage beyond. The rear gardens are laid mainly to lawn with mature shrubs and a variety of surrounding trees. The front gardens are also a feature being well screened from the carriageway by well stocked borders.

With its convenient location and recently revitalised village centre, Hale Barns remains hugely desirable and popular as a residential location. Offering easy access to the surrounding network of motorways and Manchester International Airport as well as the train station at Hale and Metrolink in Altrincham. Importantly the property is also well placed being within the catchment area of highly regarded primary and secondary schools.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH
Panelled/opaque glazed hardwood front door.

ENTRANCE HALL
11' x 6'1" (3.35m x 1.85m)
Turned spindle balustrade staircase to the first floor. PVCu double glazed window to the front. Radiator.

SITTING/DINING ROOM
17'6" x 11'7" (5.33m x 3.53m)
Tiled fireplace surround with coal effect/living flame gas fire. Built-in storage cupboard with shelving. Timber framed double glazed French windows with matching transom light to the rear. PVCu double glazed window to the front. Coved cornice. Radiator.

KITCHEN
13'2" x 11'1" (4.01m x 3.38m)
Fitted with a range of matching light wood wall and base units beneath heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Built-in pantry cupboard with shelving. Recess for a cooker, fridge/freezer and automatic washing machine. Wall mounted gas central heating boiler. Two PVCu double glazed windows to the rear.

SHOWER ROOM
5'4" x 4'6" (1.63m x 1.37m)
White/chrome pedestal wash basin with mixer tap. Tiled corner enclosure with thermostatic shower. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Heated towel rail.











CLOAKROOM/WC
Low-level WC. Opaque PVCu double glazed window to the side. Wood effect flooring.

FIRST FLOOR

LANDING
PVCu double glazed window to the front. Loft access hatch.

BEDROOM ONE
14'2" x 12'3" (4.32m x 3.73m)
Cast iron fireplace. PVCu double glazed window to the side. Radiator.

EN SUITE WC
Wall mounted wash basin and low-level WC.

BEDROOM TWO
12'4" x 11'1" (3.76m x 3.38m)
Cast iron fireplace. Built-in wardrobe/airing cupboard containing hanging rail and shelving and housing the hot water cylinder. PVCu double glazed window to the rear. Radiator.

BEDROOM THREE
8'7" x 7'10" (2.62m x 2.39m)
PVCu double glazed window to the front. Radiator.

OUTSIDE

GARAGE
18'6" x 8'4" (5.64m x 2.54m)
Up and over door. Timber framed door to the side (driveway). Timber framed door to the side (rear garden). 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.

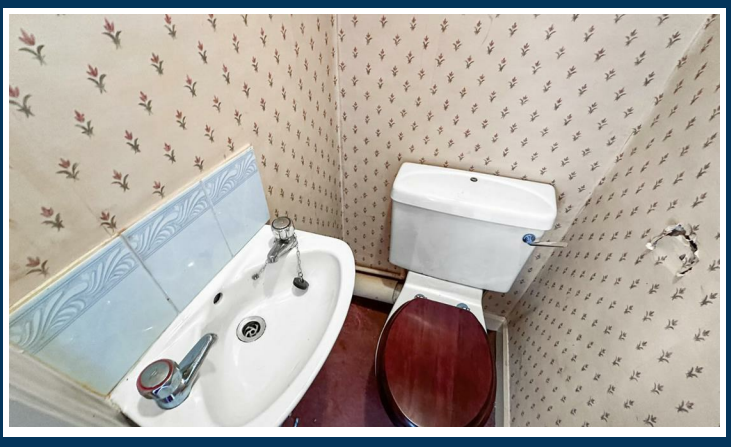
COUNCIL TAX
Band D.

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. 98.2 SQ. METRES (1057.3 SQ. FEET)

Floorplan for illustrative purposes only

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