



26 MARLFIELD ROAD | HALE BARNES

£635,000

A superbly presented detached bungalow of generous proportions and positioned on a quiet cul-de-sac with south easterly facing gardens at the rear. The accommodation briefly comprises enclosed porch, entrance hall, sitting/dining room, contemporary fitted breakfast kitchen, conservatory, three double bedrooms with fitted/built-in wardrobes and two bath/shower rooms/WCs. Gas fired central heating and PVCu double glazing. Double garage and off road parking. Landscaped grounds with a high degree of privacy. Ideal location less than one mile walking distance from the revitalised village centre.

**POSTCODE: WA15 0SQ**

## DESCRIPTION

Marlfield Road was further developed during the 1970's by Burnham Building Limited, a local company with a reputation for quality. This property occupies an enviable position toward the head of the cul-de-sac which contains detached houses and bungalows of varying design all of which combines to create an attractive setting.

The gardens at the rear are south easterly facing to allow enjoyment of the sunshine throughout the day and incorporate a block paved terrace which is ideal for entertaining during the summer months and a well-tended lawn complemented by surrounding mature trees to establish a high degree of privacy.

This detached bungalow is superbly presented throughout with the benefit of gas fired central heating and PVCu double glazing. Although ready for immediate occupation, there is also much further potential, subject to planning, as neighbouring properties have been substantially extended to create much larger homes.

Internally, the enclosed porch provides access to the integral garage and leads onto a welcoming entrance hall. The generously proportioned sitting/dining room features a traditional marble conglomerate fireplace surround with matching hearth and provides ample space for receiving guests. The adjacent breakfast kitchen is fitted with contemporary high gloss units alongside a range of integrated NEFF appliances and an adjoining conservatory overlooks the delightful rear gardens.

Three double bedrooms all have the added advantage of fitted/built-in wardrobes and there are two modern bath/shower room/WCs.

Externally there is off road parking within the block paved driveway which extends to the side of the property and importantly there is also an integral double garage with remotely operated door and fitted utility area.

Local shops are available within the revitalised village centre which includes Waitrose supermarket and Costa Coffee. Hale Barns is also well placed for access to the motorway network and approximately half a mile distance are walks through the River Bollin Valley. The property also lies within the catchment area of highly regarded primary and secondary schools.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed/panelled door set within a matching surround. Tiled floor. Access to the integral garage.

#### ENTRANCE HALL

**7'11" x 5'11" (2.41m x 1.80m)**

Access to the shower room/WC. Radiator. Double opening glazed/panelled doors to:

#### SITTING/DINING ROOM

**19'6" x 18'10" (5.94m x 5.74m)**

Traditional marble conglomerate fireplace surround and coal/flame effect electric fire set upon a matching hearth. PVCu double glazed oriel bay window to the front. Two PVCu double glazed windows to the side. Two wall light points. Coved cornice. Two radiators.

#### BREAKFAST KITCHEN

**12'10" x 10'11" (3.91m x 3.33m)**

Fitted with a range of contemporary high gloss wall and base units beneath marble effect heat resistant work-surfaces/up-stands and inset 1 1/2 bowl composite drainer sink with mixer tap and tiled splash-back. Integrated appliances include a double electric fan oven/grill, four ring gas hob with extractor/light above and dishwasher. Recess for a fridge/freezer. PVCu double glazed window. Stone effect flooring. Radiator. PVCu opaque double glazed door to:

#### CONSERVATORY

**11'5" x 10' (3.48m x 3.05m)**

Brick to the lower section, PVCu framed and double glazed beneath a transparent roof. Tiled floor. Wall mounted electric heater.

#### INNER HALL

Linen closet with shelving and radiator. Loft access hatch.



## BEDROOM ONE

13' x 10'9" (3.96m x 3.28m)

Full length fitted wardrobes with wood effect/mirrored sliding doors and containing hanging rails and shelving. Matching twin pedestal dressing table. PVCu double glazed window to the rear. Two wall light points. Coved cornice. Radiator.

## BEDROOM TWO

12'8" x 10'8" (3.86m x 3.25m)

Built-in wardrobe containing hanging rail and shelving. PVCu double glazed window to the side. Coved cornice. Radiator.

## EN SUITE SHOWER ROOM/WC

White/chrome vanity wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic shower. Opaque glazed light well. Partially tiled walls. Tiled floor. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

## BEDROOM THREE

10'5" x 6'7" (3.18m x 2.01m)

Currently used as a study/reception room. Four door range of built-in wardrobes containing hanging rails and shelving. PVCu double glazed window to the rear. Coved cornice. Radiator

## BATHROOM/WC

9'2" x 7'7" (2.79m x 2.31m)

Fitted with a modern white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, semi-recessed wash basin with mixer tap and WC with concealed cistern, all set within tiled surrounds. Mirror fronted cabinet. Opaque PVCu double glazed window to the side. Shaver point. Chrome heated towel rail.

## OUTSIDE

## INTEGRAL GARAGE

16'7" x 16'4" (5.05m x 4.98m)

Remotely operated up and over door. Utility area with matching wall and base units beneath heat resistant work-surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Wall mounted gas central heating boiler. PVCu opaque double glazed window to the side. Light and power supplies. Access hatch to the partially boarded loft space.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

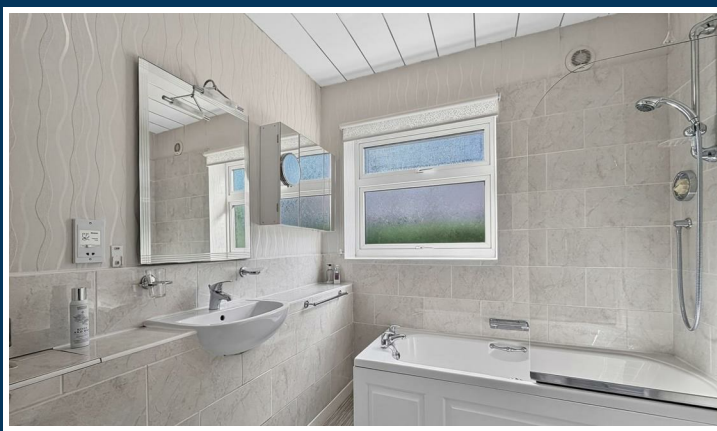
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

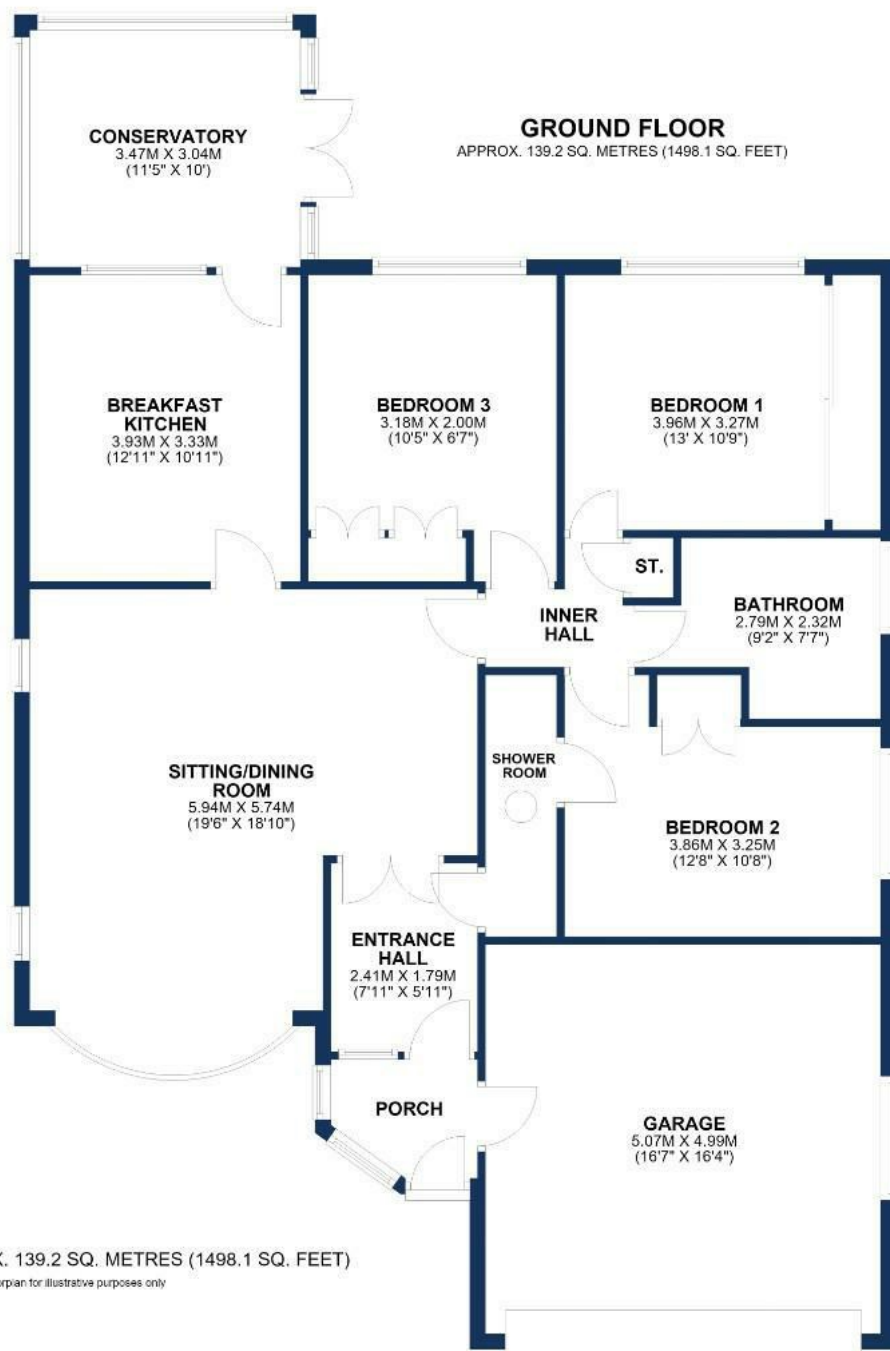
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