



18 BUCKFAST CLOSE | HALE BARNES

OFFERS OVER £550,000

An extended and replanned semi-detached bungalow positioned within a popular cul de sac and with southerly facing landscaped rear gardens. The superbly proportioned and well presented accommodation briefly comprises enclosed porch, entrance hall, spacious sitting room, inner hall, fitted breakfast kitchen opening to a living/dining room with French windows to the rear terrace. Ground floor double bedroom with fitted furniture, modern bathroom/WC, double bedroom with en suite shower room/WC, study and exceptional first floor double bedroom with contemporary en suite bathroom/WC. Gas fired central heating and PVCu double glazing. Parking within the driveway and detached garage.

POSTCODE: WA15 8NB

DESCRIPTION

Buckfast Close is a cul de sac containing bungalows of similar age set well back from the grass verge lined carriageway and standing within well tended gardens all of which combines to create an attractive setting. The location is ideal being positioned a short distance from the revitalised shopping centre of Hale Barns, places of worship and within the catchment area of highly regarded primary and secondary schools. In addition, the surrounding motorway network and Manchester International Airport are readily accessible.

This well presented semi-detached bungalow stands in a slightly elevated position and has been extended and re-planned to create well balanced living space with the benefit of an outstanding loft conversion.

The accommodation is approached beyond an enclosed porch and leads onto a welcoming reception area. There is generously proportioned sitting room with feature fireplace set beneath a natural wood mantel and an inner hallway provides access to the fitted breakfast kitchen with a range of integrated appliances and seating arranged around a central island. A wide opening precedes the naturally light sitting/dining area and French windows open onto the paved rear terrace which is ideal for entertaining during the summer months. There is a spacious ground floor double bedroom fitted with a comprehensive range of furniture served by a fully tiled modern bathroom/WC and a further double bedroom with en suite shower room/WC.

The study may prove invaluable for those who choose to work from home and a staircase leads up to the remarkable primary bedroom with contemporary en suite bathroom/WC and provision for storage.

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

Externally there is ample off road parking within the block paved driveway and there is a gated access to the detached garage with electrically operated door and utility area.

The landscaped rear gardens are certainly a feature, tree lined and laid mainly to lawn with a high degree of privacy. Importantly with a southerly aspect to enjoy the sunshine throughout the day.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Opaque PVCu double glazed/panelled front door set within a double glazed surround. Tiled effect flooring. Recessed LED lighting. Opaque PVCu double glazed/panelled door to:

ENTRANCE HALL

Laminate wood flooring. Radiator.

SITTING ROOM

18'7" x 12'10" (5.66m x 3.91m)

Log/flame effect electric fire beneath a natural wood mantel and flanked by shelving. PVCu double glazed window to the front. Laminate wood flooring. Coved cornice. Radiator.

INNER HALL

Storage cupboard with space for hanging coats and jackets. Laminate wood flooring.

LIVING/DINING KITCHEN

18'11" x 18'7" (5.77m x 5.66m)

Planned to incorporate:

BREAKFAST KITCHEN

Fitted with a range of matching wall and base units beneath heat resistant work-surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Central island with breakfast bar. Integrated appliances include double electric oven/grill, five ring gas hob with stainless steel chimney cooker hood above and fridge/freezer. PVCu double glazed window to the side. Tile effect flooring. Radiator. Wide opening to:

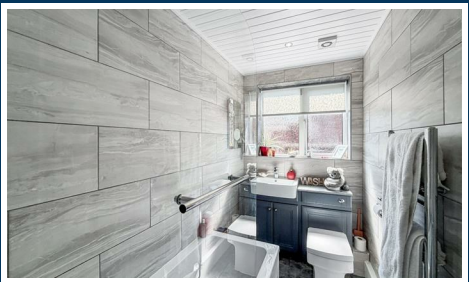
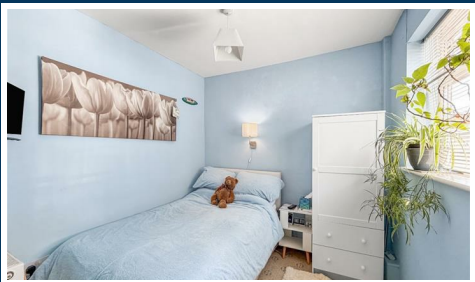
LIVING/DINING AREA

PVCu double glazed French windows to the paved rear terrace and full width PVCu double glazed windows to the rear. Tile effect flooring. Recessed LED lighting. Radiator.

BEDROOM TWO

15'4" x 9'8" (4.67m x 2.95m)

Fitted with a five door range of wardrobes and a dressing table. Recess for a double bed with matching cupboards above and bedside tables. PVCu double glazed window. Coved cornice. Radiator.



BATHROOM/WC

8'6" x 4'10" (2.59m x 1.47m)

Fully tiled and fitted with a modern white/chrome suite comprising panelled bath with mixer tap plus thermostatic rain shower, handheld attachment and screen above, semi recessed vanity wash basin with mixer tap and WC with concealed cistern. Opaque PVCu double glazed window to the side. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

BEDROOM THREE

11' x 8'6" (3.35m x 2.59m)

PVCu double glazed window to the side. Radiator.

EN SUITE SHOWER ROOM/WC

5'11" x 3'9" (1.80m x 1.14m)

White/chrome vanity wash basin with mixer tap and low-level all set within tiled surrounds. Walk-in shower beyond a glass screen with tiled walls and thermostatic shower. PVCu double glazed window to the front. Extractor fan. Chrome heated towel rail.

STUDY

8'6" x 7'10" (2.59m x 2.39m)

Spindle balustrade staircase to the first floor. PVCu double glazed window to the side. Radiator.

FIRST FLOOR

BEDROOM ONE

22'2" x 21'3" (6.76m x 6.48m)

Deep storage cupboard housing the wall mounted gas central heating boiler and currently used as additional wardrobe space. Two PVCu double glazed windows to the rear. Two velux windows. Recessed LED lighting. Two radiators.

EN SUITE BATHROOM/WC

8'1" x 5'10" (2.46m x 1.78m)

Fitted with a contemporary suite comprising P-shaped panelled bath with thermostatic shower and screen above, pedestal wash basin with mixer tap and low-level WC. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

DETACHED GARAGE

17'10" x 9'1" (5.44m x 2.77m)

Electrically operated up and over door. Utility area with space for an automatic washing machine and tumble dryer. Light and power supplies. Timber framed door to the side. Timber framed window to the rear.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

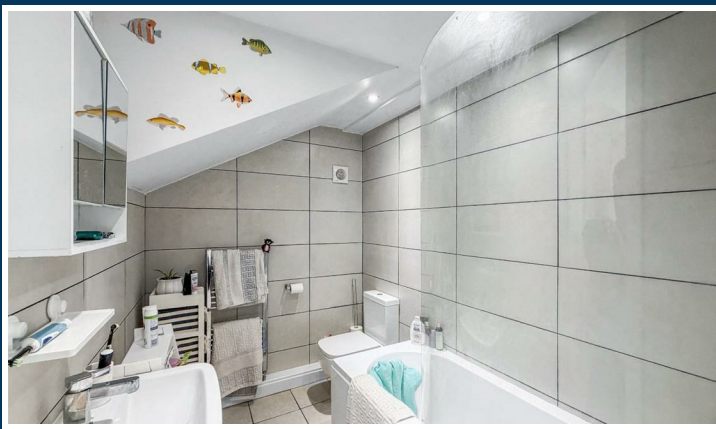
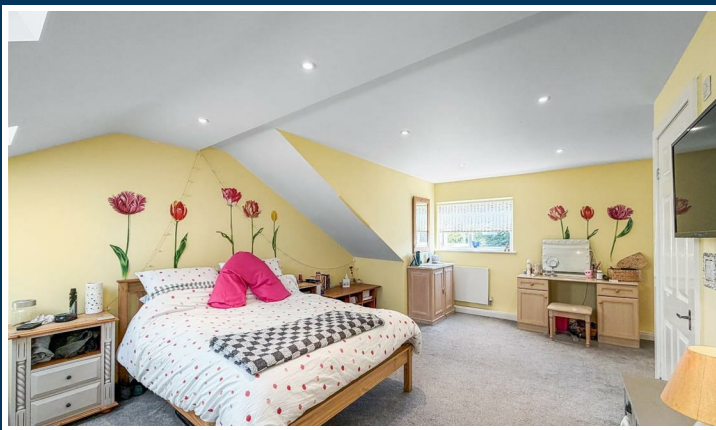
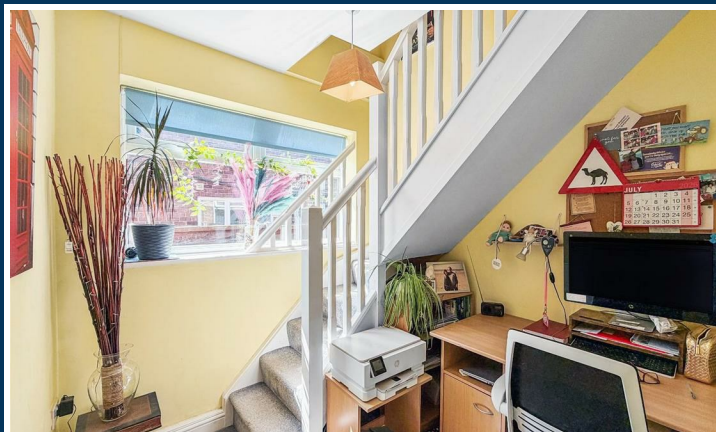
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

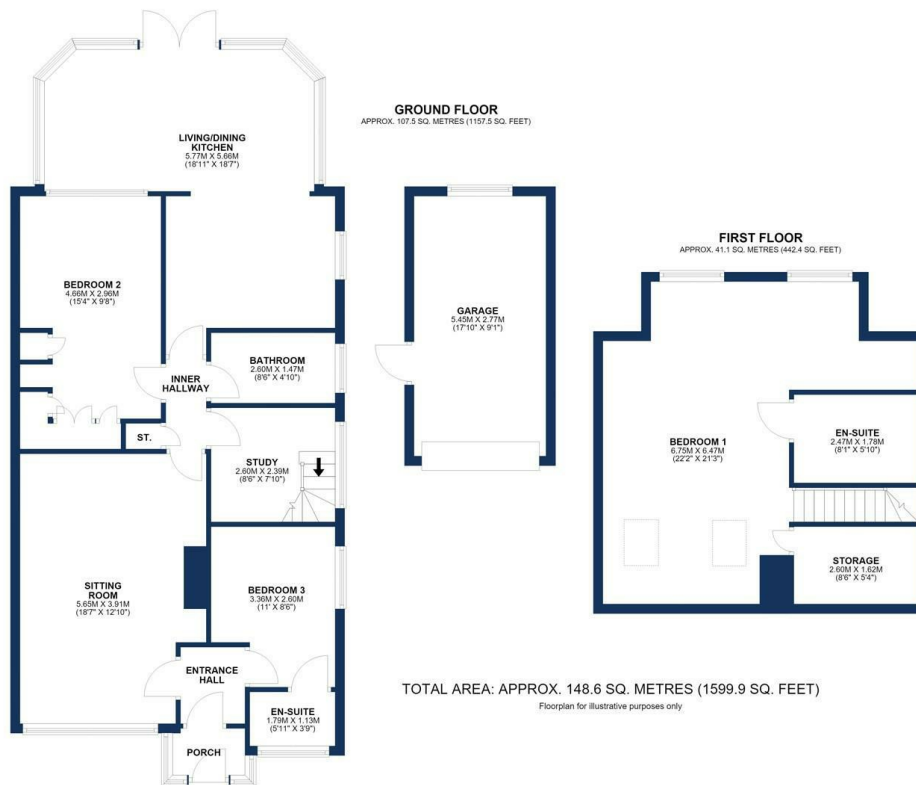
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NOTE

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