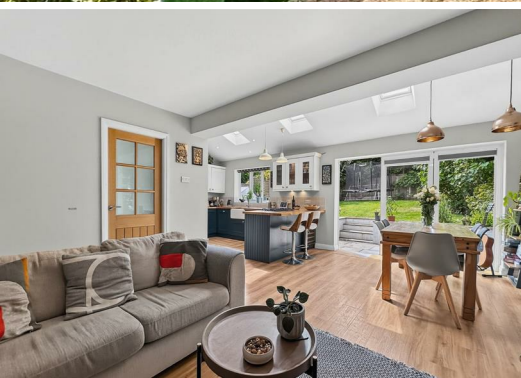




13 WOBURN DRIVE | HALE

OFFERS OVER £700,000

A bay fronted detached family house with stunning open plan living space and southerly facing landscaped rear gardens. Refurbished, replanned and extended by the current owners. The beautifully presented accommodation briefly comprises enclosed porch, entrance hall, spacious reception room, living/dining kitchen, utility room, ground floor double bedroom with en suite shower room/WC, three first floor double bedrooms and family bathroom/WC. Gas fired central heating and PVCu double glazing. Block paved driveway providing off road parking. Attached garage/store. Stone paved terrace and private gardens laid mainly to lawn. Positioned in a highly sought after residential location.

POSTCODE: WA15 8LZ

DESCRIPTION

This comprehensively refurbished, replanned and extended detached family house is constructed to a traditional bay fronted design and stands in a slightly elevated position, set well back from the grass verge and tree lined carriageway. The location is particularly sought after, being within easy reach of the surrounding villages and the award-winning town centre of Altrincham. The property also lies within the catchment area of highly regarded primary and secondary schools and easy reach of the local motorway network and Manchester International Airport.

The accommodation is beautifully presented throughout and arranged to provide versatile living space of approximately 1,500 sq ft (138 sq m).

The interior is approached beyond an enclosed porch and welcoming entrance hall with composite front door and luxury vinyl wood effect flooring, which continues seamlessly to the majority of the ground floor. Positioned to the front is a superbly proportioned reception room currently utilised as a play/games room and offers flexibility to suit individual requirements. Forming part of the extension is a stunning open plan living/dining kitchen fitted with Shaker style units complemented by integrated Neff appliances and natural wood work-surfaces. There is ample space for both seating and dining and bi-folding windows open directly onto the paved rear terrace which is ideal for entertaining during the summer months. The adjoining utility room has space for additional appliances and also provides external access. Completing the ground floor is a generous bedroom with well-appointed en suite shower room/WC, which is currently used as an office and may prove invaluable for those choosing to work from home.

At first floor level the primary bedroom benefits from an extensive range of fitted furniture and commanding tree lined views to the north. There are two further double bedrooms and a luxurious family bathroom fitted with contemporary sanitary ware.

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

Externally parking is available within the wide block paved driveway and an attached garage provides excellent storage space, whilst an external understairs store offers further practicality.

The gardens are a particular feature, being mainly laid to lawn and enjoying a high degree of privacy. Importantly with a southerly aspect to enjoy the sunshine throughout the day.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed/panelled door. PVCu double glazed windows to the front and side. Tiled floor. Recessed LED lighting

ENTRANCE HALL

Opaque double glazed/panelled woodgrain effect composite front door. Staircase to the first floor. Wood effect Moduleo luxury vinyl flooring. Recessed LED lighting. Radiator.

RECEPTION ROOM

14' x 11'9" (4.27m x 3.58m)

PVCu double glazed window to the front. Radiator.

LIVING/DINING KITCHEN

24'8" x 21'2" (7.52m x 6.45m)

Planned to incorporate:

LIVING AREA

Wood effect Moduleo luxury vinyl flooring. Radiator.

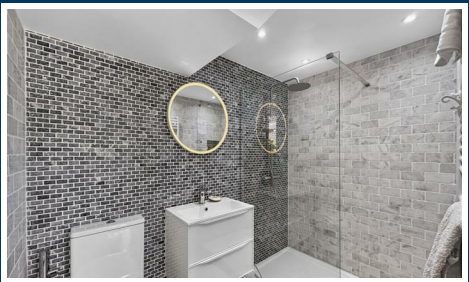
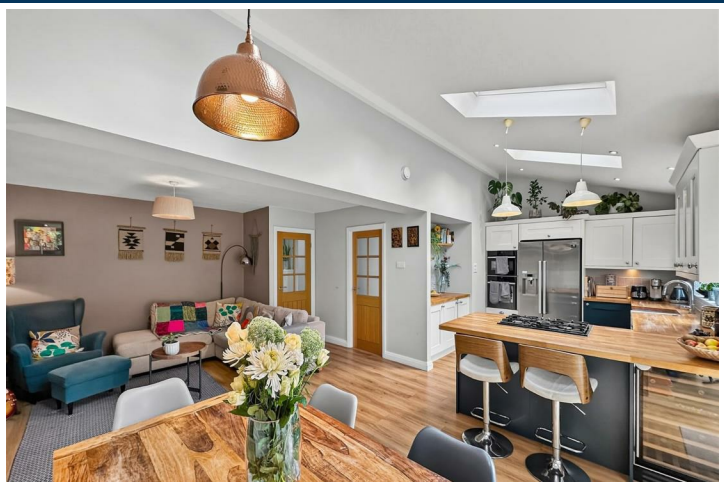
DINING KITCHEN

Fitted with a range of Shaker style wall and base units beneath natural wood work-surfaces and ceramic Belfast sink with mixer tap and tiled splash-back. Matching peninsula breakfast bar. Integrated NEFF appliances include an electric fan oven/grill, combination microwave/oven/grill, five ring gas hob and dishwasher. Recess for an American style fridge/freezer. Integrated wine/drinks cooler. Ample space for a dining suite. Double glazed bi-folding windows to the paved rear terrace. PVCu double glazed window to the rear. Three velux windows. Wood effect Moduleo luxury vinyl flooring. Recessed LED lighting. Extractor fan. Radiator.

UTILITY ROOM

9'4" x 6'3" (2.84m x 1.91m)

With the continuation of the kitchen units and heat resistant work-surfaces. Inset stainless steel drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine and tumble dryer. Concealed wall mounted gas central heating boiler. Space for hanging coats and jackets. Opaque PVCu double glazed/panelled door to the side. Slate effect flooring. Recessed LED lighting. Extractor fan. Radiator.



OFFICE/BEDROOM FOUR

10'11" x 8' (3.33m x 2.44m)

PVCu double glazed window to the front. Wood effect Moduleo luxury vinyl flooring. Recessed LED lighting. Radiator.

EN SUITE SHOWER ROOM/WC

8' x 5'2" (2.44m x 1.57m)

White/chrome wall mounted vanity wash basin and low-level WC. Wide walk-in shower beyond a glass screen with thermostatic rain shower. Opaque PVCu double glazed window to the side. Tiled walls and floor. Extractor fan. Heated towel rail.

FIRST FLOOR

LANDING

PVCu double glazed window at half landing level. Panelled balustrade. Access to the boarded loft space via a folding ladder.

BEDROOM ONE

15'2" x 12'9" (4.62m x 3.89m)

Fitted with a comprehensive range of furniture including wardrobes containing hanging rails and shelving. PVCu double glazed bay window to the front. Radiator.

BEDROOM TWO

12'9" x 10'9" (3.89m x 3.28m)

PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

12'9" x 10' (3.89m x 3.05m)

PVCu double glazed window to the front. Radiator.

FAMILY BATHROOM/WC

11'7" x 7'6" (3.53m x 2.29m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap plus screen above, semi recessed vanity wash basin with mixer tap and WC with concealed cistern. Opaque PVCu double glazed window to the rear. Wood effect luxury vinyl flooring. Recessed LED lighting. Wall light point. Extractor fan. Chrome heated towel rail.

OUTSIDE

ATTACHED GARAGE

22'1" x 8'11" (6.73m x 2.72m)

Double opening steel doors. Opaque double glazed/panelled woodgrain effect composite door to the rear. Roof light. Panelled wall and floor. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

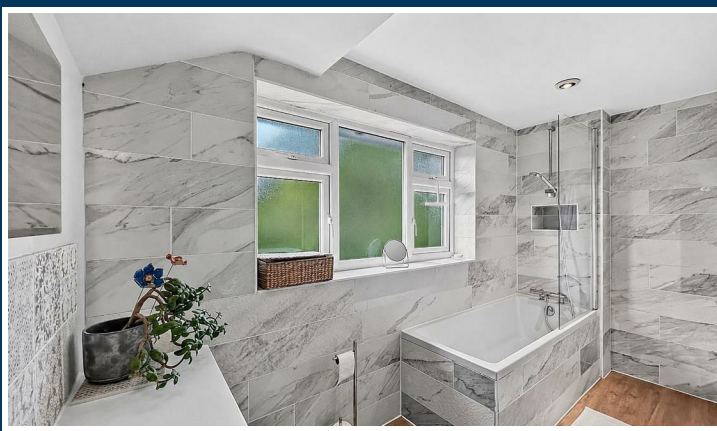
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band E.

NOTE

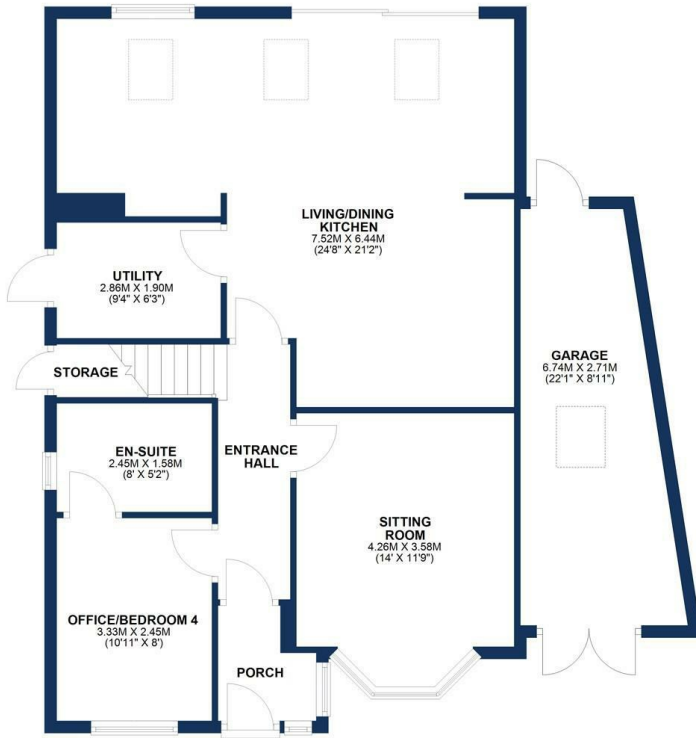
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

GROUND FLOOR

APPROX. 82.3 SQ. METRES (885.4 SQ. FEET)
(EXCLUDING GARAGE)

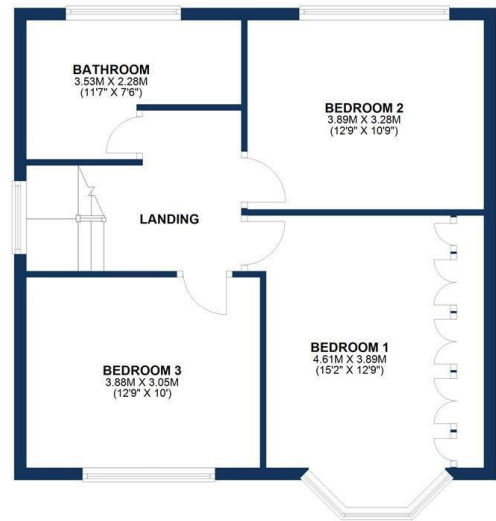


TOTAL AREA: APPROX. 137.8 SQ. METRES (1483.7 SQ. FEET)

Floorplan for illustrative purposes only
(EXCLUDING GARAGE)

FIRST FLOOR

APPROX. 55.6 SQ. METRES (598.2 SQ. FEET)



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