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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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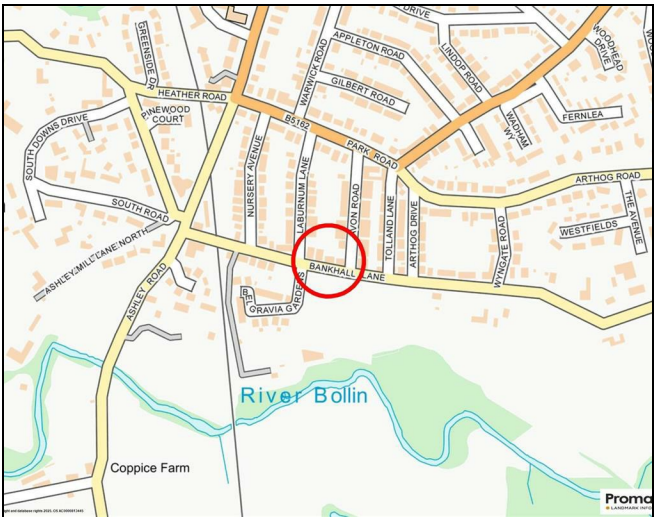
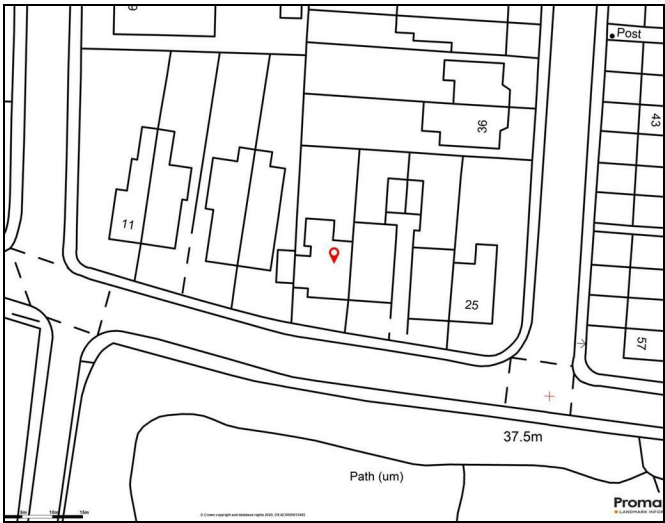
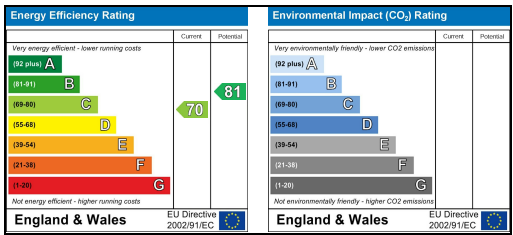
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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A BEAUTIFULLY PRESENTED, UPDATED, EXTENDED AND IMPROVED SEMI DETACHED FAMILY HOME DESIRABLY LOCATED CLOSE TO HALE VILLAGE AND WITH BOLLIN VALLEY WALKS ON THE DOORSTEP. 1712 SQFT

Porch. Hall. WC. Lounge. Open Plan Family Room and Dining Kitchen. Utility. Four Double Bedrooms. Bathroom. Driveway. Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A superbly sized, updated, extended and improved, traditional Semi Detached family home located on this highly desirable road within reasonable walking distance of Hale Village with is range of fashionable shops, restaurants and bars and at the same time enjoying open aspects across fields to the front with country walks and the Bollin Valley literally on the doorstep.

The property offers family sized accommodation extending to approximately 1700 square feet over Two Floors, with the Ground Floor having a spacious Lounge in addition to a fantastic 400 square foot Open Plan Family Living Room and Dining Kitchen.

To the First Floor are Four Double Bedrooms, one utilised as a Home Study, served by the Family Bathroom. There is scope to create an En Suite facility to the Principal Bedroom, and we have provided an example of how this can be done on a floorplan.

In particular, the property has benefitted from extensive custom built joinery to include the Kitchen and within the Family Room, Lounge and Bedrooms and fitted furniture adding to the quality of the fixtures and fittings.

Externally, the property has off street Parking to the front and a good sized, enclosed Garden to the rear with an attractive outlook.

Comprising

Entrance Porch to Entrance door flanked by full height windows to the spacious Hall with wood flooring which continues throughout the whole of the ground floor. Staircase to the First Floor with Cloaks area beneath.

Well appointed Ground Floor WC fitted with a white suite and chrome fittings.

Lounge with a wide bay window to the front. Timber fireplace surround with inset cast iron solid fuel burning fireplace with custom built cabinets and shelving to the chimney breast recesses.

400 square foot Family Room and Dining Kitchen. The living area has windows overlooking the garden and custom built storage and display cabinets. The Dining Kitchen area has windows to the side and rear and French doors leading to the garden.

The Kitchen is fitted with a range of hand painted finish, wood fronted units with granite worktops over arranged around a central island unit incorporating a breakfast bar. Integrated appliances by Bosch, Neff and Smeg include an oven, microwave oven, induction hob and dishwasher. Stainless steel American style fridge freezer that maybe available to the incoming purchaser subject to negotiation. Dresser style display cabinet. Underfloor heating.

Utility Room with a window to the front, a skylight window inset into the vaulted ceiling and fitted with and extensive range of units with worktop over incorporating a sink unit. Space for a washing machine.

First Floor Landing with a stained glass window feature to the side and panelled doors to the Bedroom Accommodation.

Principal Bedroom One with a wide bay window enjoying the open aspect to the front and extensive custom built wardrobes and furniture.

We have shown on a floorplan how an En Suite facility could be created.

Bedroom Two with wood finish flooring and a window overlooking the rear garden. Cast iron fireplace. Custom built wardrobes.

Bedroom Three with a window overlooking the rear garden. Built in wardrobes and cabinets.

Bedroom Four is currently utilised as a Home Study with a window enjoying an open aspect to the front. Built in wardrobes, storage cabinets and shelving.

Family Bathroom fitted with a white suite and chrome fittings, providing a bath, 'his and her' wash hand basins with toiletry cupboards below, WC and corner shower cubicle. Two windows to the side. Ladder radiator.

Externally, the front of the property is approached via a bock paved Driveway providing off street parking and has a deep, maturely stocked Garden frontage with laurel hedging and matures tree providing screening from the road.

The Garden to the rear has a stoned paved patio area adjacent to the back of the house, accessed via the doors from the Family Room and Dining Kitchen. Beyond, the Garden is laid to lawn with maturely stocked borders and a further patio to the far end of the garden designed to maximise the South and West facing afternoon and evening sun with mature trees within the boundaries of this and neighbouring properties providing an attractive outlook. Bin store.

This completes a first class family home in a fantastic location.

- Freehold
- Council Tax Band E

