



10 TEWKESBURY AVENUE | HALE

OFFERS OVER £660,000

A substantially extended bay fronted semi detached family house built to a traditional design with superb open plan living space and landscaped grounds. The well presented accommodation briefly comprises, entrance hall, spacious sitting room with feature fireplace, playroom, contemporary living/dining kitchen with integrated appliances and bi-folding windows to the paved rear terrace, utility room, cloakroom/WC, primary bedroom with dressing area and well appointed en suite shower room/WC, two further double bedrooms, generous single bedroom and modern family bathroom/WC. Gas fired central heating and PVCu double glazing. Off road parking within the wide driveway. Southerly facing rear gardens laid mainly to lawn. Ideal location less than a mile from the revitalised village centre of Hale Barns.



POSTCODE: WA15 8PN

DESCRIPTION

Set back beyond the grass verge and tree lined carriageway and occupying a plot with southerly facing rear gardens this traditional semi detached family house has been substantially extended to the side and rear to create contemporary open plan living space and a primary bedroom with dressing area and en suite shower room. The location is ideal being less than a mile from the revitalised shopping centre of Hale Barns which includes Asda supermarket and Costa Coffee and within the catchment area of the highly regarded Wellgreen Primary/Nursery School. The locality also includes easy access to the surrounding network of motorways and Manchester International Airport, Hale Country Club & Spa with luxury health, wellness and fitness facilities and Ringway Golf Club.

The accommodation is well presented throughout and a wide entrance hall leads onto an elegant sitting room with the focal point of a stylish log/flame effect electric fire. Also positioned to the front is a generous family room which is suitable for a variety of uses and currently used as a playroom. Forming part of the extension a superb open plan living/dining kitchen is fitted with high gloss white units complemented by quartz work-surfaces and a range of integrated appliances. In addition, bi-folding windows open onto a paved rear terrace which is ideal for entertaining during the summer months. Furthermore, there is an adjacent utility room and a cloakroom/WC completes the ground floor.

At first floor level the excellent primary bedroom benefits from a walk-in wardrobe and separate dressing area with fitted furniture and a well appointed en suite shower room/WC. Two further double bedrooms and a spacious single bedroom are served by the modern family bathroom/WC.

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

The gardens are certainly a feature and incorporate a paved terrace with expanse of lawn surrounded by a variety of mature trees all of which combines to create an attractive setting. Importantly with a southerly aspect to enjoy the sunshine throughout the day.

Externally the wide driveway provides off road parking for two cars.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Opaque PVCu double glazed/panelled front door set within matching side screens.

ENTRANCE HALL

15'6" x 6'2" (4.72m x 1.88m)

Turned spindle balustrade staircase to the first floor. Under-stair storage cupboard. Wood effect flooring. Covered radiator.

SITTING ROOM

18'7" x 10'8" (5.66m x 3.25m)

Recessed log/flame effect electric fire with recess for a wall mounted flatscreen television above. PVCu double glazed bay window to the front. Recessed LED lighting. Radiator.

PLAYROOM

10'7" x 7'11" (3.23m x 2.41m)

Provision for a wall mounted flatscreen television. PVCu double glazed oriel bay window to the front. PVCu double glazed window to the side. Radiator.

LIVING/DINING KITCHEN

25' x 16'3" (7.62m x 4.95m)

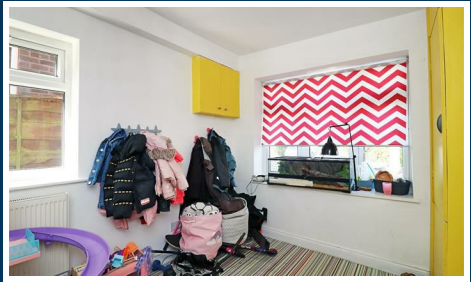
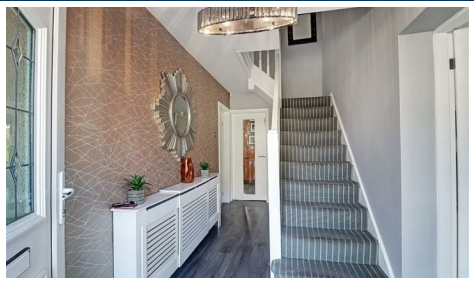
Planned to incorporate:

LIVING/DINING AREA

Provision for a wall mounted flatscreen television. PVCu double glazed bi-folding windows to the paved rear terrace. Velux window. Wood effect flooring. Recessed LED lighting. Radiator.

KITCHEN

Fitted with high gloss white wall and base units beneath quartz work-surfaces/up-stands and under-mount stainless steel sink with mixer tap. Integrated appliances include two electric fan ovens/grills, four ring gas hob with tiled splash-back and stainless steel chimney cooker hood above and dishwasher. Space for an American style fridge freezer. Opaque PVCu double glazed/panelled door to the side. PVCu double glazed window to the rear. Two velux windows. Wood effect flooring. Recessed LED lighting. Vertical radiator.





## UTILITY ROOM

7'11" x 4'8" (2.41m x 1.42m)

White wall and base units beneath heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Wall mounted gas central heating boiler.

## CLOAKROOM/WC

White/chrome vanity wash basin with mixer tap and low-level WC. Tiled floor. Recessed LED lighting. Extractor fan.

## FIRST FLOOR

### LANDING

Turned spindle balustrade staircase to the second floor. Radiator.

## BEDROOM ONE

14'10" x 10' (4.52m x 3.05m)

Walk-in wardrobe with hanging rails and shelving. Provision for a wall mounted flatscreen television. PVCu double glazed bay window to the front. Radiator.

## DRESSING AREA

7'2" x 4'8" (2.18m x 1.42m)

Fitted with hanging rails and shelving. PVCu double glazed window to the front. Recessed LED lighting. Radiator.

## EN SUITE SHOWER ROOM/WC

7'11" x 7'6" (2.41m x 2.29m)

White/chrome wall mounted wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic rain-shower plus handheld attachment. Partially tiled walls. Tiled floor. Opaque PVCu double glaze window to the front. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

## BEDROOM TWO

16'1" x 7'11" (4.90m x 2.41m)

PVCu double glazed window to the rear. Radiator.

## BEDROOM THREE

11'11" x 9'6" (3.63m x 2.90m)

PVCu double glazed window to the rear. Radiator.

## FAMILY BATHROOM/WC

7'5" x 5'5" (2.26m x 1.65m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap, pedestal wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the rear. Tiled walls. Extractor fan. Chrome heated towel rail.

## SECOND FLOOR

### LANDING

Access to eaves storage.

## BEDROOM FOUR

13' x 12'6" (3.96m x 3.81m)

Fitted with a four door range of wardrobes containing hanging rails, shelving and drawers. Access to eaves storage. PVCu double glazed dormer window to the rear. Velux window. Laminate wood flooring. Radiator.

## OUTSIDE

Driveway providing off road parking and gated access to the side.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

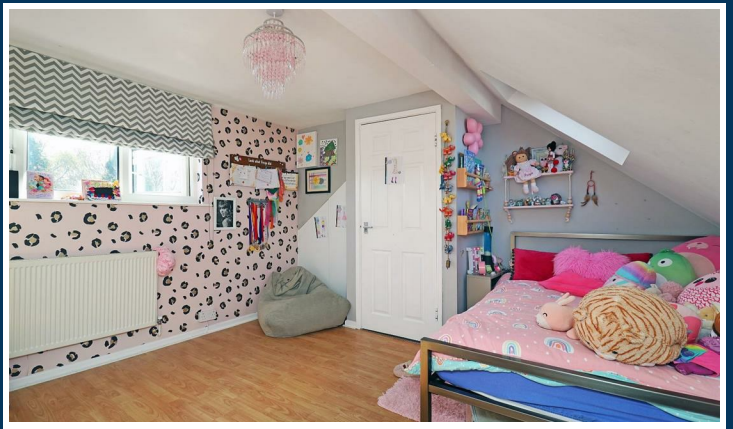
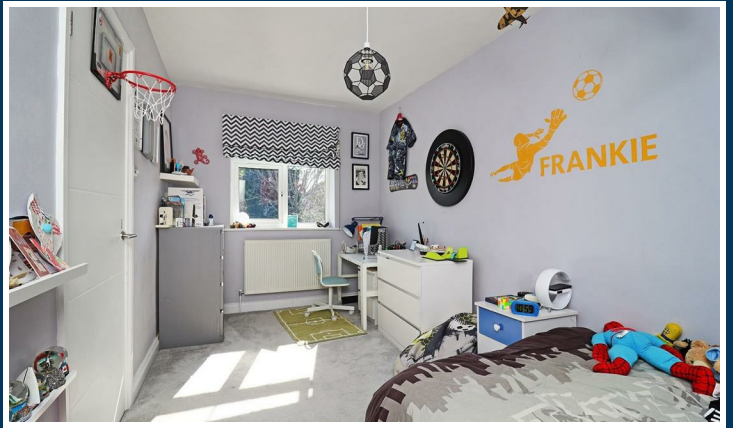
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

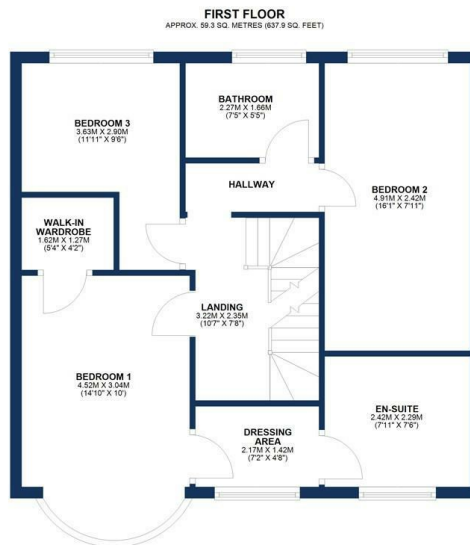
Band E.

## NOTE

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



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**TOTAL AREA: APPROX. 156.6 SQ. METRES (1685.9 SQ. FEET)**  
*Floorplan for illustrative purposes only*



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