



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

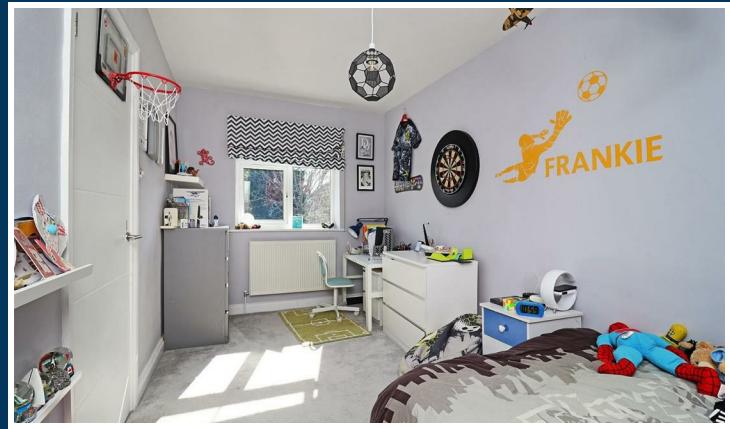
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

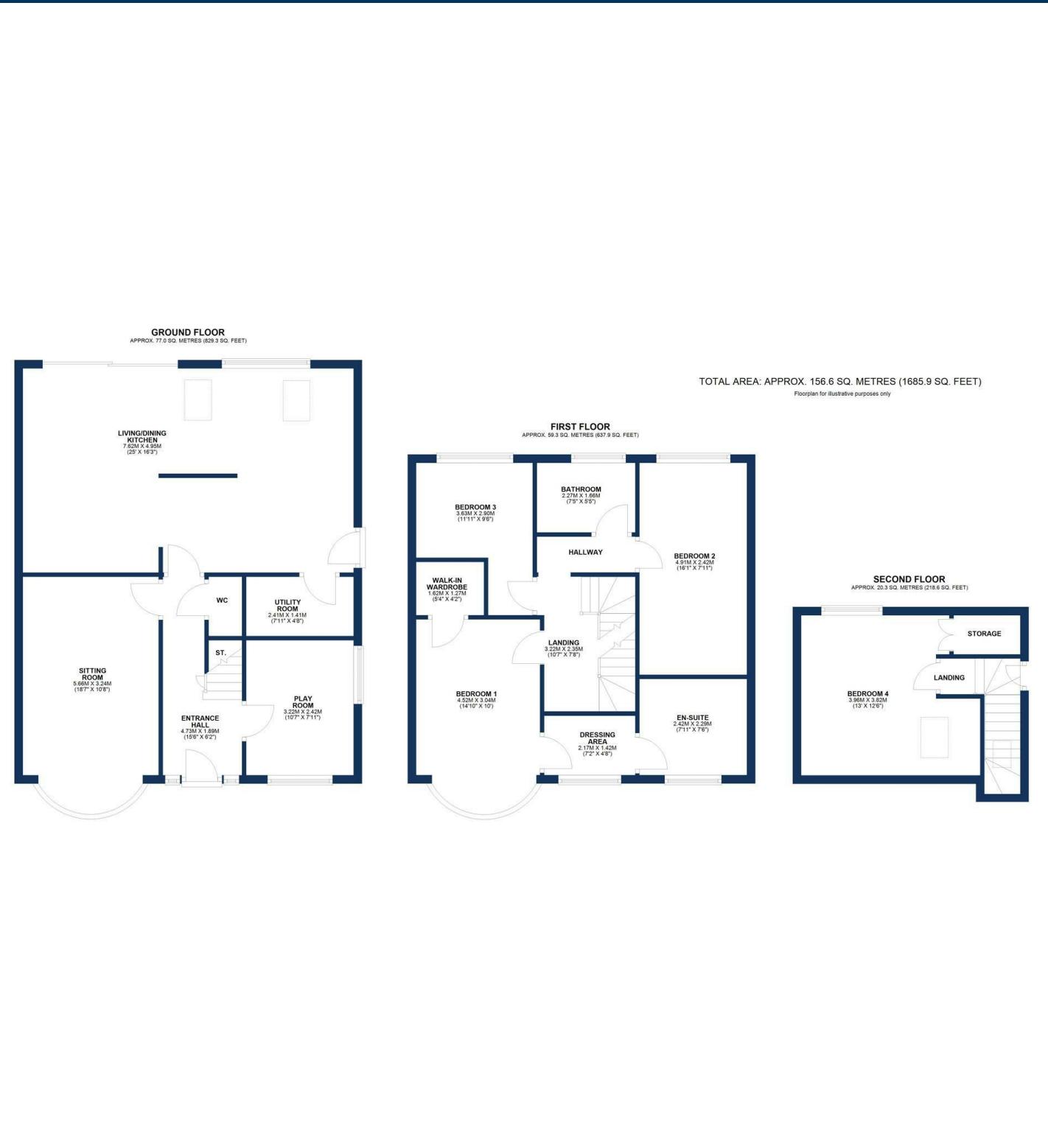
Band E.

NOTE

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



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