



2 GORSE BANK ROAD | HALE BARNES

OFFERS IN THE REGION OF £1,000,000

NO ONWARD CHAIN

Occupying an exceptional site approximately 0.3 of an acre a detached bungalow of attractive design, secluded to the rear and with much further potential. The accommodation briefly comprises enclosed porch, entrance hall, through sitting/dining room, fitted kitchen, side entrance vestibule, utility room, dual aspect primary bedroom, further double bedroom, spacious single bedroom and shower room/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking and attached double garage. A superb opportunity to remodel to individual taste or complete redevelopment, subject to approval.

POSTCODE: WA15 0AL

DESCRIPTION

This traditional double fronted detached bungalow is set well back from the grass verge and tree lined carriageway and stands in a magnificent site extending to approximately 0.3 of an acre with surrounding lawns to the front, side and rear alongside well stocked borders and screening provided by a variety of mature trees. Although well cared for with PVCu double glazing and gas fired central heating the bungalow would benefit from internal modernisation and there is tremendous potential for further remodelling or complete redevelopment, subject to obtaining the relevant approval.

Hale Barns is well placed for all amenities with access to the M56 motorway approximately one mile away and with local shops in the revitalised village centre which include Asda supermarket and Costa Coffee. The property is within the catchment area of the highly regarded Elmridge Primary and Nursery School and a little over half a mile distance is the Cheshire green belt with country walks toward the Bollin Valley.

The accommodation is approached beyond an enclosed porch and spacious entrance hall with a through sitting/dining room to one side. This open plan living space is generously proportioned and features a contemporary fireplace complemented by decorative ceiling mouldings. Access to the naturally light conservatory is through sliding windows and there are delightful tree lined views across the grounds. The kitchen is fitted with matching units and integrated appliances and the adjacent entrance vestibule leads onto a useful utility room and the attached double garage.

The excellent dual aspect primary bedroom is fitted with wardrobes and there is a further double bedroom, single bedroom and shower room/WC.

Externally there is off road parking for several vehicles within the block paved driveway and the surrounding gardens enjoy the sunshine throughout the day and into the evening.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Opaque PVCu double glazed/panelled front door and matching side screen. Opaque glazed door to:

ENTRANCE HALL

11'9" x 12'3" (3.58m x 3.73m)

Substantial cloaks cupboard.

SITTING ROOM

15'11" x 14'4" (4.85m x 4.37m)

Contemporary wall mounted electric fire. PVCu double glazed bay window to the front. PVCu double glazed window to the side. Coved cornice. Ceiling moulding. Radiator. Opening to:

DINING ROOM

11'2" x 11'1" (3.40m x 3.38m)

Coved cornice. Radiator. Double glazed sliding windows to:

CONSERVATORY

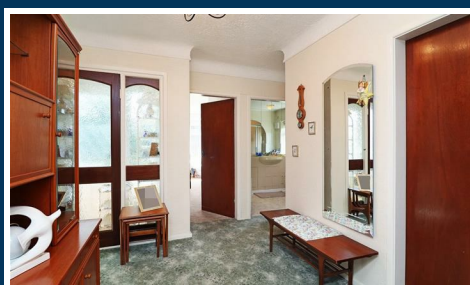
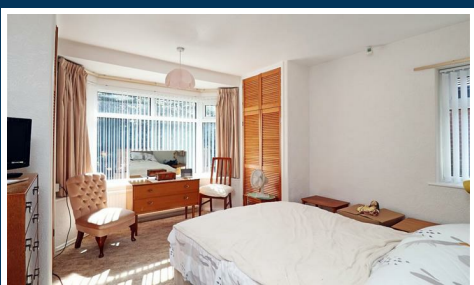
13'3" x 12' (4.04m x 3.66m)

Brick to the lower section, PVCu framed and double glazed beneath a translucent roof. French windows opening onto the rear gardens. Tiled floor.

KITCHEN

11'2" x 11' (3.40m x 3.35m)

Fitted with a range of matching wall and base units beneath heat resistant worksurfaces and insert double bowl stainless steel drainer sink with mixer tap and tiled splashback. Built-in pantry unit with shelving. Integrated appliances include a double electric oven/grill and four ring gas hob with extractor/light canopy above. Recess for a dishwasher. Storage cupboard housing the hot water cylinder. PVCu double glazed window to the rear. Tiled walls and floor. Radiator.



ENTRANCE VESTIBULE

8'10" x 5'4" (2.69m x 1.63m)

Opaque PVCu double glazed/panelled door to the front. Tiled floor. Coved cornice.

UTILITY ROOM

7'11" x 6'5" (2.41m x 1.96m)

Wall units. Space for an automatic washing machine. Wall mounted gas central heating boiler. Opaque PVCu double glazed door to the rear. Coved cornice.

BEDROOM ONE

19'11" x 12'1" (6.07m x 3.68m)

Fitted with a four door range of wardrobes containing hanging rails with cupboards above. PVCu double glazed bay window to the front. Two PVCu double glazed windows to the side. Two radiators.

BEDROOM TWO

11'10" x 11'2" (3.61m x 3.40m)

PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

8'1" x 7'3" (2.46m x 2.21m)

PVCu double glazed window to the side. Radiator.

SHOWER ROOM/WC

9'3" x 8'10" (2.82m x 2.69m)

Semi recessed wash basin, WC with concealed cistern and bidet all set within tiled surrounds. Wide tiled enclosure with thermostatic shower. Two opaque PVCu double glazed windows to the side. Tile effect flooring. Shaver point. Extractor fan. Radiator.

OUTSIDE

ATTACHED DOUBLE GARAGE

17'10" x 17' (5.44m x 5.18m)

Twin up and over doors. Opaque PVCu double glazed windows to the side and rear. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

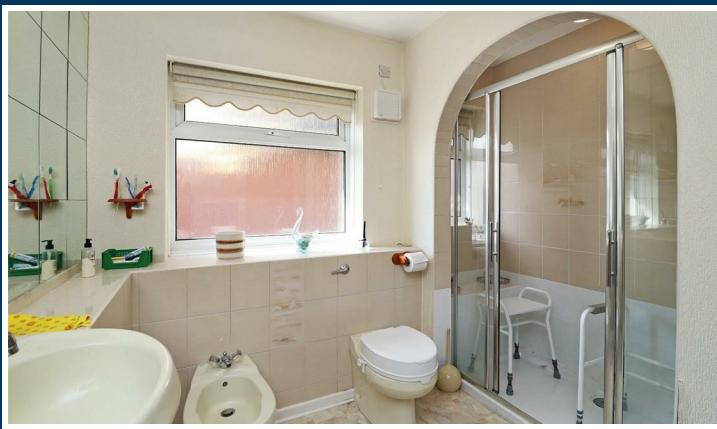
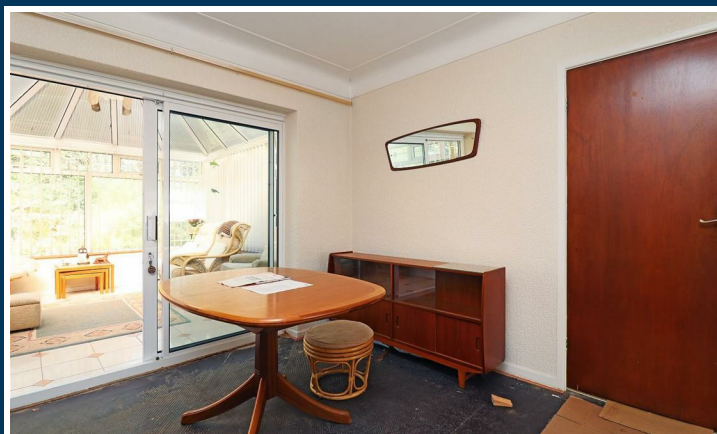
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

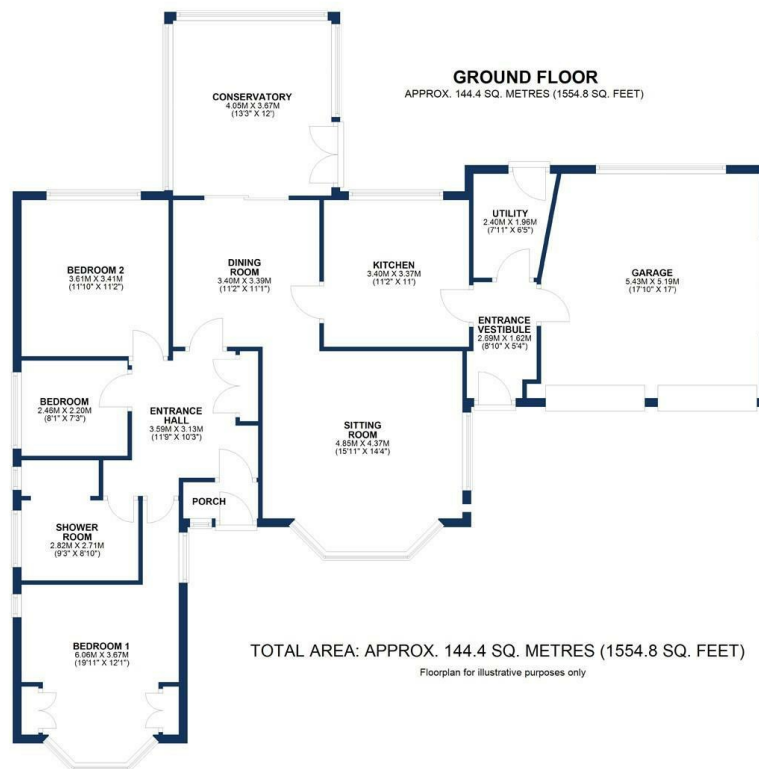
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NOTE

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



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