



## 9 GREENGATE | HALE BARNES

OFFERS OVER £800,000

A traditional double fronted detached family house substantially extended to create much sought after open plan living space and set within landscaped grounds. The exceptionally well presented accommodation briefly comprises wide entrance hall, spacious sitting room with feature fireplace, superb living/dining kitchen with French windows to the paved rear terrace, utility room, study, cloakroom/WC, primary bedroom with fitted wardrobes, two further double bedrooms and modern bathroom/WC. Gas fired central heating and PVCu double glazing. Block paved driveway providing ample parking. Ideal location less than a mile from the village centre.



POSTCODE: WA15 0SN

DESCRIPTION

This traditional bay fronted detached family house occupies an enviable position within this highly favoured locality. Hale Barns is well placed for access to the surrounding network of motorways and Manchester International Airport and less than one mile distance lies the revitalised village centre with its range of shops and restaurants including Asda Supermarket and Costa Coffee. Also within the vicinity are highly regarded primary and secondary schools and a variety of places of worship.

The beautifully presented accommodation has been greatly improved with the addition of a substantial ground floor extension and re-planned to create an impressive open plan living space. Approached beyond a composite front door and enclosed porch, the wide entrance hall leads onto an elegant sitting room with the focal point of a recessed fireplace and multi-fuel stove set upon a stone hearth. The impressive living/dining kitchen features a range of Shaker style units complemented by wood effect work-surfaces and a stunning picture window overlooks the tree lined gardens. Furthermore, a vast lantern light allows an abundance of natural light and French windows open onto the paved rear terrace which is ideal for entertaining during the summer months. There is also access to a side porch with provision for storage and an adjoining cloakroom/WC. Completing the ground floor is a useful utility/boot room and an adjacent study which may prove ideal for those who choose to work from home.

At first floor level the superb primary bedroom benefits from a comprehensive range of fitted wardrobes and there are two further excellent double bedrooms. The fully tiled bathroom/WC is fitted with a modern white suite and also includes a separate shower enclosure plus underfloor heating.

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

Externally there is ample off road parking within the wide block paved driveway with the added advantage of an electric vehicle charging point. The rear gardens are certainly a feature, approximately 60 feet in length and laid mainly to lawn with tall hedge borders to provide a high degree of privacy.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Opaque double glazed/panelled woodgrain effect composite front door. PVCu double glazed window to the side. Tiled floor. Recessed LED lighting. Opaque glazed/panelled hardwood door to:

ENTRANCE HALL

Staircase to the first floor. Laminate wood flooring. Recessed LED lighting. Radiator.

SITTING ROOM

14'2" x 11'1" (4.32m x 3.38m)

Recessed fireplace with multi-fuel stove and stone hearth. PVCu double glazed bay window to the front. Coved cornice. Radiator.

LIVING/DINING KITCHEN

31'5" x 19'10" (9.58m x 6.05m)

Planned to incorporate:

DINING KITCHEN

Fitted with Shaker style wall and base units beneath wood effect heat resistant work-surfaces and inset 1 1/2 bowl ceramic drainer sink with mixer tap and tiled splash-back. Matching breakfast bar. Recess for a wide range cooker with chimney cooker hood above. Integrated microwave and dishwasher. Recess for a fridge/freezer. Ample space for a dining suite. PVCu double glazed window to the side. Three double glazed velux windows. Laminate wood flooring. Recessed LED lighting. Two vertical radiators.

LIVING AREA

Provision for a wall mounted flatscreen television. PVCu double glazed French windows to the rear terrace. PVCu double glazed lantern light. PVCu double glazed picture window to the rear. Laminate wood flooring. Recessed LED lighting. Vertical radiator.





## SIDE PORCH

Substantial fitted storage unit with sliding doors and shelving. Opaque PVCu double glazed/panelled doors to the side and rear. Opaque PVCu double glazed windows to the side. tiled floor. Recessed LED lighting.

## CLOAKROOM/WC

White/chrome wall mounted corner wash basin and low-level WC. Tiled floor. Automated recessed LED lighting. Extractor fan.

## UTILITY/BOOT ROOM

8'9" x 7'11" (2.67m x 2.41m)

Shaker style wall and base units beneath wood effect heat resistant work-surfaces and inset composite drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine, tumble dryer and freezer. Cloaks area with space for hanging coats and jackets. Wall mounted gas central heating boiler. Opaque PVCu double glazed window to the side. Tiled floor. Recessed LED lighting. Radiator.

## STUDY

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

Fitted desk and bookshelves. PVCu double glazed oriel bay window. Tiled floor. Recessed LED lighting.

## FIRST FLOOR

### LANDING

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

### BEDROOM ONE

15'2" x 11'1" (4.62m x 3.38m)

Fitted with a seven door range of wardrobes containing hanging rails and shelving. PVCu double glazed bay window to the front. Coved cornice. Radiator.

### BEDROOM TWO

12'3" x 10'1" (3.73m x 3.07m)

PVCu double glazed window to the front. Coved cornice. Radiator.

### BEDROOM THREE

11'1" x 10'7" (3.38m x 3.23m)

PVCu double glazed window to the rear. Coved cornice. Radiator.

## BATHROOM/WC

8'5" x 7'5" (2.57m x 2.26m)

Fully tiled and fitted with a white/chrome suite comprising panelled corner bath with mixer/shower tap, pedestal wash basin with mixer tap and low-level WC. Corner tiled shower enclosure with thermostatic rain shower plus handheld attachment. Mirror fronted cabinet. Opaque PVCu double glazed windows to the side and rear. Recessed LED lighting. Electric underfloor heating. Chrome heated towel rail.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

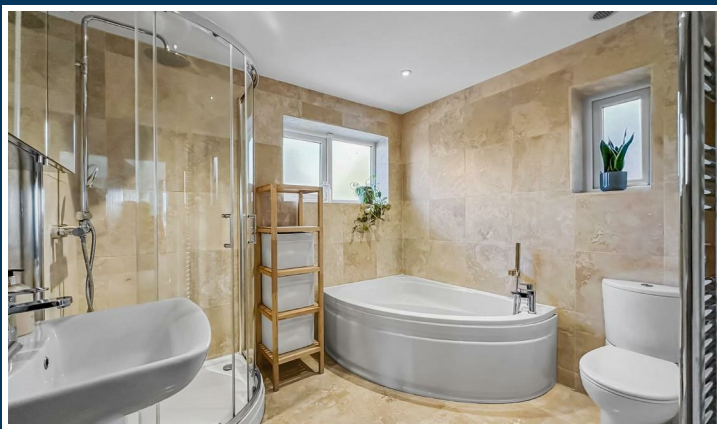
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

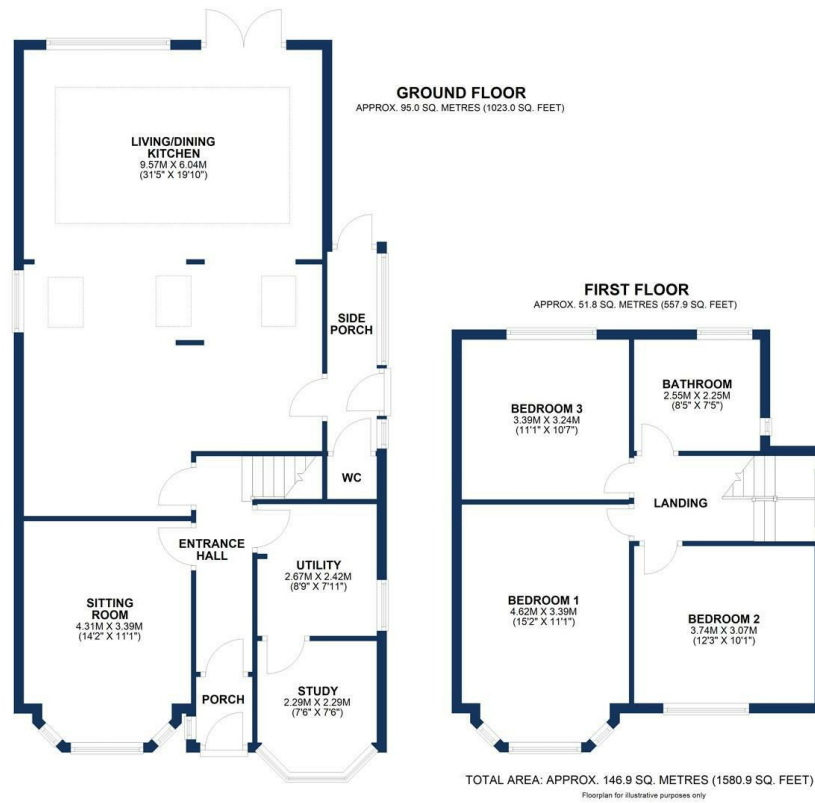
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## NOTE

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



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