



### TZIGANE 12 CASTLEWAY | HALE BARNES

OFFERS IN THE REGION OF £1,000,000

\*\*\*NO ONWARD CHAIN\*\*\* An extended and re-planned double fronted detached family home positioned on a quiet cul de sac and with south westerly facing gardens to the rear. The accommodation is tastefully presented and briefly includes enclosed porch, entrance hall, cloakroom/WC, sitting room, study, conservatory, dining room, L shaped fitted breakfast kitchen, laundry room, principal bedroom with en-suite bathroom, four further bedrooms and family bathroom/WC. Integral two car garage. Gas fired central heating and double glazing. Ideal location about a 1/4 mile from the village.

POSTCODE: WA15 0AD

## DESCRIPTION

This fine double fronted family home offers superbly presented accommodation of generous proportions complimented by tasteful decor and extends to approximately 2674 sq ft.

The interior has been carefully re-planned to create attractive living rooms together with the study and conservatory and fully fitted kitchen with a range of integrated appliances opening into the breakfast area with feature folding doors opening onto the south westerly facing paved rear terrace.

The position is ideal lying on the southerly side of a quiet cul de sac developed with other detached houses and well placed for primary and secondary schools, the village centre and access to the M56 motorway and Manchester International Airport beyond.

In recent years the interior has been carefully extended and re-planned to provide generous living space with the benefit of gas fired central heating, PVCu double glazing yet retaining much of the original character.

To the first floor the principal suite includes a through bedroom of generous size and tiled bathroom/WC. There is also an extensive range of quality fitted furniture and each of the remaining four bedrooms also benefit from fitted furniture. The family bathroom and separate WC have also been re-fitted.

Tzigane is approached by a paved driveway providing two parking space and leading to the integral two car garage with twin up and over doors.

To the rear the gardens are laid to lawn although with a paved patio area approached from both the conservatory and breakfast area and importantly with an approximately south westerly facing aspect to enjoy sunshine throughout the day.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED RECEPTION AREA

#### ENTRANCE HALL

**15'9" x 5'11" (4.80m x 1.80m)**

A bright entrance to the accommodation with the turned spindle balustrade staircase to one side beneath a tall landing window. Laminate flooring.

#### CLOAKROOM

Tiled walls and floor. White/Chrome low level WC and semi recessed wash basin with cupboard beneath. Built in cloaks cupboard. Chrome heated towel rail.

#### SITTING ROOM

**14'9" x 14'2" into the inglenook (4.50m x 4.32m into the inglenook)**

Featuring a raised and recessed living flame gas log fire. Curved archway to inglenook. Double opening glazed doors to the:

#### STUDY

**11'3" x 8'2" (3.43m x 2.49m)**

Built in cupboard. PVCu double glazed French windows to:

#### CONSERVATORY

**11'8" x 6'3" (3.56m x 1.91m)**

Double opening French windows to the paved terrace and garden.

#### DINING ROOM

**15'5" x 14'1" into the rectangular bay window (4.70m x 4.29m into the rectangular bay window)**

Claygate style fireplace in brick with a tiled hearth.

#### BREAKFAST ROOM/KITCHEN

**23'1" x 9'1" (7.04m x 2.77m)**

Fitted in a contemporary style with panelled doors beneath contrasting granite work surface and inset 1 1/2 bowl stainless steel sink with waste disposal. Extensive range of matching base and wall cupboards and integrated induction hob with stainless steel extractor canopy above, integrated stainless steel Bosch oven/grill and microwave/oven/grill. Bosch warming drawer. Bosch stainless steel American style fridge freezer/ice maker and dishwasher. Tiled floor. Wide opening to:

#### BREAKFAST AREA

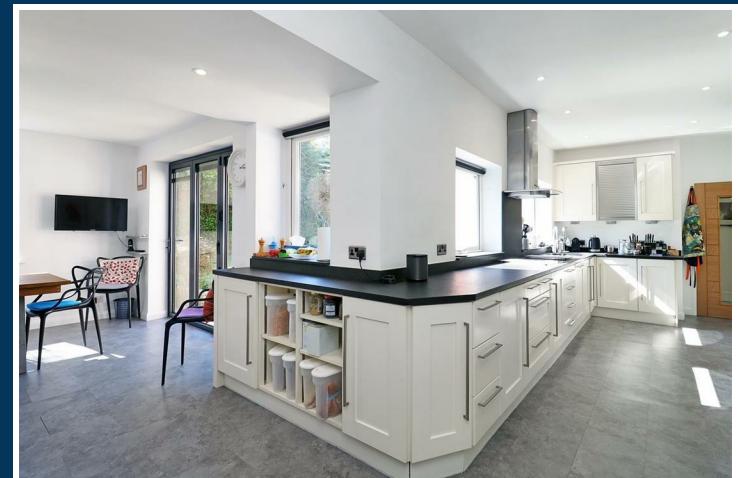
**14'10" x 9'9" (4.52m x 2.97m)**

Positioned to the rear overlooking the garden and with bi folding double glazed doors to the south westerly facing paved terrace.

#### LAUNDRY ROOM

**8'7" x 7'3" (2.62m x 2.21m)**

Inset stainless steel sink to heat resistant work surface with cupboard beneath and recess for automatic washing machine and dryer. Full height fitted cupboards and wall cupboards.



## ENCLOSED SIDE PORCH

Built in cupboard housing the wall mounted gas central heating boiler. Quarry tiled floor. Access to the integral garages.

## FIRST FLOOR

### LANDING

### PRINCIPAL SUITE

#### BEDROOM 1

**14'10" x 13'8" (4.52m x 4.17m)**

A through room with a range of fitted furniture including wardrobes, dressing table, bedside cabinets and display shelves.

#### EN-SUITE

**8'11" x 5'11" (2.72m x 1.80m)**

Tiled walls and floor. Twin semi recessed wash basins with cupboards beneath, panelled bath with thermostatic shower and screen above and low level WC. Two chrome heated towel rails. Extractor.

#### BEDROOM 2

**14'10" x 11'3" (4.52m x 3.43m)**

Including fitted furniture with a corner desk unit, cupboards, shelves and vanity unit with inset wash basin and cupboard beneath. Bedside cabinets.

#### BEDROOM 3

**14'9" x 8'3" (4.50m x 2.51m)**

Fitted furniture includes wardrobes, vanity unit with inset wash basin and cupboard beneath, dressing table and bedside cabinet.

#### BEDROOM 4

**11'9" x 8'9" (3.58m x 2.67m)**

Fitted wardrobes, shelves and bedside cabinet.

#### BEDROOM 5

**11'3" x 8'5" (3.43m x 2.57m)**

Fitted wardrobes, drawers and display shelves and vanity unit with inset wash basin and cupboard beneath. Tiled surround.

#### FAMILY BATHROOM

**8'9" x 5'8" (2.67m x 1.73m)**

Tiled walls and floor. White panelled bath with thermostatic shower and screen above, semi recessed wash basin with cupboard beneath. Extractor. Built in airing/linen cupboard.

#### SEPARATE WC

White low level suite. Tiled floor.

#### STOREROOM

**9'3" x 5'0" (2.82m x 1.52m)**

Accessed off the hallway is a large useful storeroom. Velux roof light.

#### OUTSIDE

#### INTEGRAL GARAGE (IN 2 SECTIONS)

**17'10" x 10'0" plus 15'3" x 8'10" (5.44m x 3.05m plus 4.65m x 2.69m)**

Up and over door to the left hand side and 2 opening doors to the right.

Additional parking space for two cars within the paved driveway.

#### SERVICES

All main 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 "G"

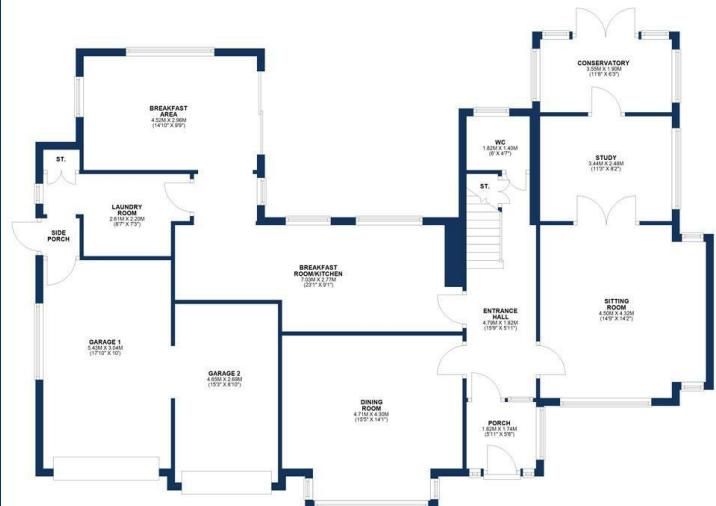
#### NOTE

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

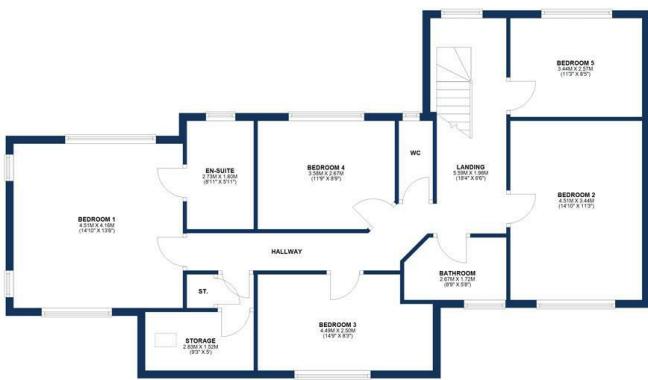


Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

**GROUND FLOOR**  
APPROX. 146.7 SQ. METRES (1579.4 SQ. FEET)



**FIRST FLOOR**  
APPROX. 102.8 SQ. METRES (1107.0 SQ. FEET)



TOTAL AREA: APPROX. 249.6 SQ. METRES (2686.4 SQ. FEET)

Floorplan for illustrative purposes only



**HALE BARNs**  
292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011  
E: HALEBARNs@IANMACKLIN.COM

**HALE**  
OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510  
E: HALE@IANMACKLIN.COM

**TIMPERLEY**  
385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654  
E: TIMPERLEY@IANMACKLIN.COM