



Tanyard Drive, Hale Barns, WA15
Asking Price of £825,000



Property Features

- Five Bedroom Detached House
- Catchment Area for Trafford Schools
- Double Glazed Throughout
- Generous South Facing Rear Garden
- Off-Road Parking and Garage
- Quiet Road
- Fifteen Minutes Walk to Booths
- Catchment for Elmridge Primary School
- Scope for Significant Extension



Full Description

Large five bedroom detached house on a well proportioned plot with scope for significant extension, if required. The property offers a single garage; off-road parking for three vehicles and large south facing rear garden.

The property is sold with no onward chain and would be an ideal family home within catchment of Trafford's sought after schools.

The property is just ten minutes drive to Altrincham or Hale town centres. Less than ten minutes walk to Booths and Elmridge Primary School; and a short drive to the airport.



LOUNGE

12' 1" x 16' 4" (3.70m x 5.00m)

The lounge is located off the entrance hall via a frosted glass panelled door and glazed partition. This room also allows access to the dining room via a second glass panelled door and a smaller glazed partition. The lounge offers a large uPVC double-glazed window to the front aspect, with fitted roller blind; a double panel radiator; carpeted flooring; a pendant light fitting; television point and gas fire.



KITCHEN

8' 6" x 13' 1" (2.61m x 4.00m)

The kitchen is also located off the entrance hall and offers a door to the dining room and to the utility space. The kitchen offers a large uPVC double-glazed window overlooking the rear garden, with fitted blinds; a multi-directional spotlight; carpeted flooring; a range of matching base and eye-level storage units; under cabinet strip lighting; recessed stainless steel sink and space for oven and fridge.



DINING ROOM

9' 10" x 11' 6" (3.00m x 3.51m)

The dining room can be accessed from lounge and kitchen, and allows access to the conservatory via a uPVC double-glazed door. The dining room also benefits from a large uPVC double-glazed window to the rear aspect, with fitted vertical blinds; a pendant light fitting; carpeted flooring; a double panel radiator and a single panel radiator and a telephone point.



CONSERVATORY

8' 9" x 11' 11" (2.69m x 3.65m)

The conservatory is accessed via a uPVC double-glazed door from the dining room. The conservatory offers uPVC double-glazed windows to three sides and uPVC double-glazed French doors leading to the rear garden. This room comprises tiled flooring; recessed spot lighting; and a period cast iron-style radiator.



DOWNSTAIRS WC

2' 4" x 5' 8" (0.72m x 1.73m)

The downstairs WC is located off the rear porch/utility space. This room offers a uPVC double glazed frosted glass window to the rear aspect; a single panel radiator; a ceiling mounted light fitting; tiled flooring; a low-level WC and a Belfast sink.



UTILITY ROOM

4' 8" x 5' 10" (1.43m x 1.80m)

The utility room is accessed via a uPVC double-glazed door with a frosted glass insert from the side exterior or via the kitchen. The utility room allows access to the downstairs WC, via a sliding door with frosted glass partition. There is also access to the garage via an additional uPVC double glazed door. The utility room is fitted with a ceiling-mounted light fitting; terracotta tiled flooring; space and plumbing for a washing machine; and wall-mounted shelving and a base-level storage unit.



GARAGE

16' 6" x 8' 3" (5.04m x 2.52m)

The garage is accessed from the front drive via an up-and-over garage door; there is also a door allowing access from the utility room. The garage is fitted with a strip light; concrete flooring; and uPVC double-glazed window to the side aspect.



MASTER BEDROOM

10' 5" x 13' 9" (3.20m x 4.20m)

The master bedroom offers a large uPVC double-glazed window to the front aspect; carpeted flooring; pendant light fitting; fitted storage units, with downlighting; a telephone point and a single panel radiator.



BEDROOM TWO

9' 6" x 13' 9" (2.90m x 4.20m)

The second bedroom is located to the rear of the property with a uPVC double-glazed window to the rear aspect; carpeted flooring; pendant light fitting; a single panel radiator and fitted wardrobes.



BEDROOM THREE

12' 7" x 7' 11" (3.84m x 2.42m)

The third double bedroom also offers a uPVC double glazed window to the front aspect; carpeted flooring; a pendant light fitting and a single panelled radiator.



BEDROOM FOUR

7' 4" x 8' 3" (2.25m x 2.54m)

The fourth bedroom offers a uPVC double glazed window to the front aspect; carpeted flooring; a pendant light fitting and a single panel radiator.



BEDROOM FIVE

5' 11" x 7' 11" (1.81m x 2.43m)

The fifth bedroom is currently utilised as a home office, but would comfortably accommodate a single bed. This bedroom benefits from a uPVC double glazed window to the rear aspect; carpeted flooring; a pendant light fitting and a single panel radiator.

BATHROOM

5' 2" x 8' 2" (1.60m x 2.50m)

The main bathroom is located off the first floor landing with two uPVC double glazed frosted glass windows to the rear aspect. The bathroom is fitted with a panelled bath, with shower over; pedestal hand wash basin; a low-level WC; carpeted flooring; a double panel radiator; a ceiling mounted light fitting and part tiled walls.



EXTERNAL

To the front of the property one will find a large front garden which is largely laid to lawn with mature hedges to the front and side aspects. The front garden is intersected by a drive, allowing for off-road parking for three vehicles and providing access to the front entrance and garage. The front garden offers access to the rear of the property via timber gates on the left hand side of the property.



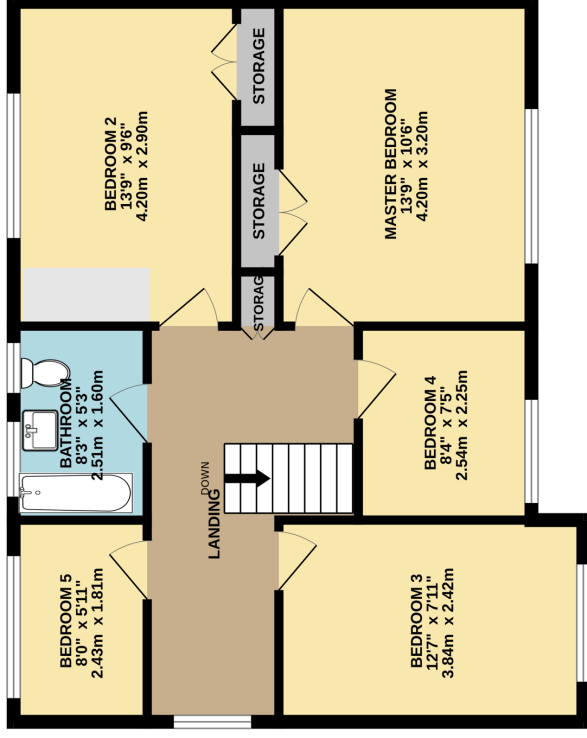
To the rear of the property, one will find a large south facing rear garden. The rear garden is largely laid to lawn with borders stocked with mature shrubs and trees, offering ample privacy from surrounding properties. There is a paved patio area adjacent to the house for summer dining and a further paved seating area to the far end of the garden. From the rear garden one can access the house via uPVC double-glazed French doors into the conservatory or via the side door to the property.



GROUND FLOOR (75.3 sq.m.) approx.



1ST FLOOR (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1888sq.ft. (175.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are given as approximate and the floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. When was this property built?** The vendor has advised that the property was constructed in 1959.
- 2. When did the current owners purchase this property?** The property was purchased newly built, in 1959. The owners passed away in November 2022 and this is now being sold by their children. Probate has been applied for and is expected to be granted in early May.
- 3. Has the property been extended?** The property was originally a three bedroom house. In the early 1960s the property was extended over the garage to add two further bedrooms.
- 4. Is this property freehold or leasehold?** The vendor has advised us that the property is sold freehold.
- 5. Have any of the windows or doors been replaced at this property?** The windows were all replaced in 2002.
- 6. Are the vendors willing to sell any items of furniture at the property?** The owners are happy to agree the sale of many of the items of furniture in the house, if the buyer wishes to retain these items. This would be agreed after a sale of the house was formalised.
- 7. How much are the utility bills at this property?** The vendor has advised that the combined electric and gas bills are around £250 pcm and the water rates are around £30 pcm.
- 8. Which aspects of this property did the owners most enjoy?** The vendors have advised that the aspects their parents most enjoyed were the mature and very private garden; the large windows allowing the house to be flooded with natural light; and the generous living space ideal for raising a family and entertaining guests.
- 9. When was the boiler installed?** The vendors have advised that the boiler was installed in 2010 and has been serviced annually, with the last inspected in 2022.
- 10. Have any works been done to the electrics?** The property was re-wired by Costello Electrical in Hale around 30 years ago.
- 11. Is there loft space at this property?** Yes there are two loft spaces, both have been boarded.