



Wilton Drive, Hale Barns, WA15
Asking Price of £815,000



Property Features

- Four Bedroom Detached House
- Located in Quiet Cul-De-Sac
- Modern Bathroom and Kitchen
- Open-Plan Kitchen-Diner
- Off-Road Parking for Two Cars
- Double Glazed Throughout
- Chain Free Sale
- Within Catchment of Trafford's Schools
- Landscaped Rear Garden
- Separate Utility Room



Full Description

A modern four-bedroom detached family home, located in a cul-de-sac with off-road parking for two vehicles. This property benefits from a landscaped rear garden; an open-plan kitchen-diner; a separate utility room; a downstairs WC; a home office in the loft space and an impressive master bedroom with ensuite bathroom.



The property is sold without a connected chain and is conveniently located for access to the local schools and transport links.



ENTRANCE HALLWAY

12' 9" x 12' 1" (3.90m x 3.70m)

The property is entered from the front driveway via a security door with frosted glass uPVC glazed panels to either side. The generous entrance hall allows ample space for coat and boot storage and allows access to the living room; downstairs WC; kitchen-diner and carpeted staircase leading to the first-floor accommodation.



The entrance hall comprises engineered wood flooring; two double panelled radiators, one located behind a decorative radiator cover; two pendant light fittings; and an additional uPVC double-glazed window to the front aspect.

W/C

5' 8" x 4' 0" (1.74m x 1.22m)

The downstairs WC is located off the entrance hall and offers a low-level WC; wall-mounted hand wash basin; wall-mounted chrome heated towel rail; tiled flooring; part-tiled walls; and a ceiling-mounted light fitting.



LIVING ROOM

13' 1" x 11' 5" (4.01m x 3.50m)

The living room is reached via a wooden panelled door with glazed panels, leading from the entrance hall. This room also offers an uPVC double-glazed bay window to the front aspect and an additional uPVC double-glazed window to the side aspect. The room also offers a double-panel radiator; engineered wood flooring; a ceiling-mounted light fitting; television and telephone points.



KITCHEN/DINER

17' 2" x 12' 4" (5.24m x 3.77m)

The kitchen-diner is a large open-plan space to the rear of the property, from this room one can access the sunroom via an opening; the snug and utility room via a wooden panelled door with glazed inserts. The kitchen-diner is fitted with LVT (Amtico) flooring; two wall-mounted chrome radiators; uPVC double-glazed window to the rear aspect; recessed spotlighting and a pendant light fitting over the kitchen island. The kitchen is fitted with a range of matching base and eye-level storage units, with Corian worktops over; with an integrated fridge, dishwasher, combi microwave oven and oven with grill; five five-ring gas hob and recessed stainless steel sink.



SUNROOM

14' 5" x 9' 10" (4.40m x 3.02m)

The sunroom is a bright reception room with uPVC double-glazed windows on two sides overlooking the rear garden; glazed roof; uPVC double-glazed French doors allowing access into the rear garden; tiled flooring; three double panel radiators; a strip of ceiling-mounted spotlights; tiled flooring and an opening leading into the kitchen-diner.



UTILITY ROOM

13' 3" x 10' 6" (4.04m x 3.22m)

The utility room is accessed from the kitchen-diner; this room is fitted with a range of matching base and eye-level storage units; a recessed stainless steel sink, with chrome mixer tap; double panel radiator; LVT wood effect flooring (Karndean); recessed spot lighting; wall-mounted alarm control panel; space and plumbing for freestanding washing machine, tumble dryer, fridge and freezer.



SNUG

13' 10" x 11' 0" (4.22m x 3.37m)

The snug is an additional reception room or guest bedroom with a large uPVC double-glazed window to the rear aspect; and a smaller uPVC double-glazed door and window to the side aspect. This room is accessed from the kitchen-diner and allows access into the rear garden. This room is fitted with laminate wood effect flooring; three wall-mounted light fittings; and a double-panel radiator.



MASTER BEDROOM

18' 0" x 10' 7" (5.50m x 3.25m)

The master bedroom is located off the first-floor landing; this room is fitted with a uPVC double-glazed window to the front aspect, fitted with plantation shutters; carpeted flooring; recessed spotlighting; a double panel radiator; a range of fitted wardrobes and a dressing table.



EN SUITE

11' 5" x 7' 10" (3.50m x 2.40m)

The en suite bathroom is located off the master bedroom with a large frosted glass uPVC double-glazed window to the rear aspect; tiled flooring and fully tiled walls; wall-mounted chrome heated towel rail; freestanding bathtub; walk-in shower with curved glazed screen and chrome thermostatic system; recessed spotlighting; extractor fan; wall mounted hand wash basin with storage under; and a low-level WC.



BEDROOM TWO

13' 1" x 10' 10" (4.00m x 3.31m)

The second double bedroom is located off the first-floor landing with a uPVC double-glazed window to the rear aspect. This room is also fitted with a double-panel radiator; carpeted flooring; a pendant light fitting and ample space for a double bed, bedside tables, wardrobes, chest of draws and a desk/dressing table.



BEDROOM THREE

13' 1" x 11' 4" (4.00m x 3.46m)

The third bedroom is also a generous double bedroom with uPVC double glazed bay window to the front aspect, fitted with plantation shutters; carpeted flooring; recessed spotlighting; a single panel radiator; and a range of fitted wardrobes, cupboards, draws and a desk.



BEDROOM FOUR

7' 3" x 6' 3" (2.21m x 1.92m)

The fourth bedroom is currently utilised as a home office, but could also be utilised as a child's bedroom or walk-in wardrobe. This room offers a uPVC double window to the front aspect; a single panel radiator; carpeted flooring; a pendant light fitting; and a range of fitted storage cupboards, draws and a desk.



BATHROOM

7' 10" x 5' 6" (2.41m x 1.70m)

The family bathroom offers a frosted glass uPVC double-glazed window to the rear aspect; tiled flooring and fully tiled walls; a low-level WC; a wall-mounted hand wash basin with storage under and mirror fronted cabinet over; recessed spot lighting; an extractor fan; a wall mounted chrome heated towel rail; a panelled bath with glazed screen and chrome thermostatic shower over.



LOFT ROOM / OFFICE

14' 9" x 9' 3" (4.50m x 2.83m)

The loft space has been converted into an additional home office, which is accessed via a pull down ladder from the first-floor landing. This room benefits from two Velux skylights with fitted blinds; carpeted flooring; recessed spot-lighting; sliding doors allowing access to eave storage space; and wall mounted electric radiator.



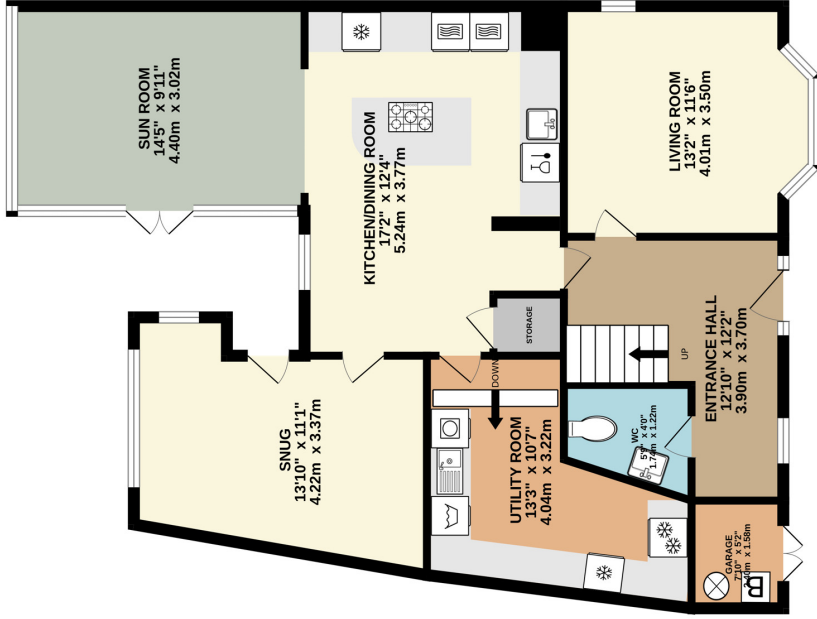
EXTERNAL

To the front of the property one will find a paved drive, allowing for two vehicles to be parked off-road. There is also a lawned area to the front of the property, with a paved path leading to the front entrance door and garage door. The front garden is enclosed by established hedges on three sides.

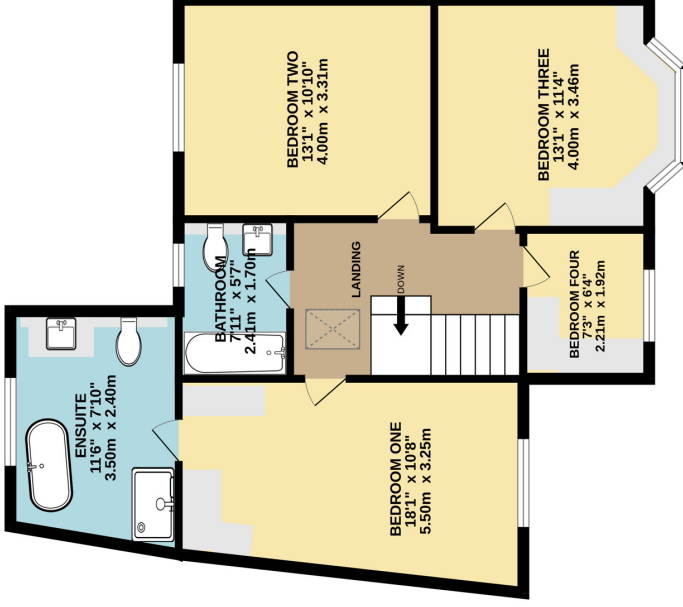
The rear garden can be accessed via the side gate or via French doors from the sunroom or a uPVC door from the snug. The garden is enclosed on three sides by timber panelled fencing; with a paved patio area adjacent to the house and a further paved seating area to the rear of the garden, paved in natural stone from Mandarin Stone. The centre of the garden is laid to lawn with raised planters on either side. The garden area is also fitted with an array of lighting set into the borders on either side and two wall mounted lights over the dining area.



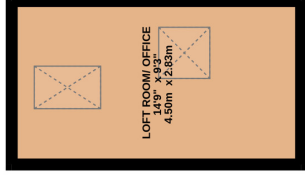
157 FLOOR PLAN
 912 sq.ft. (84.7 sq.m.) approx.



157 FLOOR PLAN
 711 sq.ft. (65.3 sq.m.) approx.



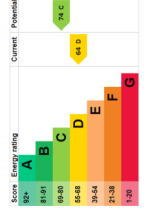
157 FLOOR PLAN
 115 sq.ft. (10.7 sq.m.) approx.



TOTAL FLOOR AREA : 1738 sq.ft. (161.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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COMMON QUESTIONS

- 1. Has the current owner carried out any structural alterations to this property?** Yes, the current owner has lived here since 2004. They have constructed a side extension over the garage; converted the front portion of the garage into a utility room and added the sunroom onto the rear of the property.
- 2. Is this property sold freehold or leasehold?** The property is sold freehold. There is a small chief rent on the property of £20 per annum.
- 3. Has the roof been repaired recently?** The owner had the house re-roofed in 2018.
- 4. Has the owner had any damp work carried out?** Yes, the owner has had a damp course carried out in 2004 and again on three sides of the property in 2023.
- 5. Which items will the owner be including in the sale price?** The current owner will include the integrated dishwasher; fridge; oven; and combi microwave oven.
- 6. Will the owner be purchasing onwards?** The current owner has already agreed on an onward purchase, this transaction is not a related purchase. They hope to move into their new home in January 2024, but do not need to complete this sale at that time.
- 7. Which are the owner's favourite aspects of this property?** The owner has advised they love the landscaped rear garden; the convenient location and the practical layout of this family home.
- 8. Have the current owners had the boiler serviced recently?** The owner has advised that the boiler is serviced annually. This boiler was newly installed around 3 years ago.