

58 GORSE BANK ROAD, HALE BARNES



Offers in the region of £685,000



A Modern Double Fronted Detached Family House

NO ONWARD CHAIN A modern double fronted detached family house re-planned to create superb living space and with beautiful south westerly facing rear gardens. The accommodation briefly comprises wide entrance hall, sitting room with feature fireplace, spacious dining room incorporating the conservatory, fitted kitchen with integrated appliances, utility room, cloakroom/WC, study, master bedroom with en suite shower room/WC, guest bedroom with en suite shower room, two further bedrooms and family bathroom/WC. PVCu double glazing and gas central heating. Block paved driveway providing ample parking.

HALE BARNES

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DIRECTIONS

POSTCODE: WA15 0AX

Travelling from our Hale Barns office pass Booths Supermaket on the right and turn right into Tithebarn Road. Proceed along Tithebarn Road which eventually becomes Chapel Lane and follow the road round to the left and take the first right into Gorse Bank Road. Follow Gorse Bank Road round to the left where the property can be found further along on the right hand side.

DESCRIPTION

This modern detached family house features attractive partially rendered elevations and occupies an enviable position within this highly favoured locality. The accommodation has been greatly improved and re-planned to create generous living space with the benefit of gas fired central heating and PVCu double glazing.

Approached beyond a wide entrance hall the well proportioned sitting room with the focal point of a coal effect living flame gas fire leads onto the spacious dining room which incorporates the conservatory to provide stunning views across the beautiful landscaped gardens. There is also a fitted kitchen with Shaker style units and integrated Siemens appliances alongside an adjacent utility room and cloakroom/WC. Completing the ground floor the study may prove ideal for those who find themselves working from home.

At first floor level the master bedroom benefits from a modern en suite shower room/WC and the guest bedroom also provides en suite facilities. A further double bedroom with a comprehensive range of fitted furniture and a generous single bedroom are served by the family bathroom/WC.

Externally there is ample off road parking within the block paved driveway flanked by a well maintained lawn with well stocked borders. The beautiful landscaped rear gardens are certainly a feature with a full width paved terrace being ideal for entertaining during the summer months in addition to the manicured lawn surrounded by a colourful variety of mature trees and shrubs and importantly a south westerly aspect to enjoy the sun throughout the day and into the evening.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and close proximity to the rejuvenated village centre that includes Booths supermarket.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

16'5" x 7'11" (5.00m x 2.41m)

A wide reception area approached beyond a leaded light effect/stained glass PVCu double glazed/panelled front door. PVCu double glazed window to the front and side. Turned spindle balustrade staircase to the first floor. Hardwood flooring. Recessed low voltage lighting. Radiator.

SITTING ROOM

16'5" x 12'6" (5.00m x 3.81m)

A charming reception room with the focal point of a living flame coal effect gas fire set upon a marble hearth. Wide PVCu double glazed window to the front. Coved cornice. Radiator.

DINING ROOM

16'8" x 12' (5.08m x 3.66m)

Naturally light and ideal for formal entertaining. Incorporating the PVCu framed conservatory with double glazed windows to allow stunning views across the beautiful gardens. PVCu double glazed door to the full width paved rear terrace. Laminate wood flooring. Coved cornice. Two radiators.

KITCHEN

13'8" x 9'8" (4.17m x 2.95m)

Fitted with a range of Shaker style wall and base units beneath wood effect heat resistant work surfaces and inset 1 1/2 bowl composite drainer sink with mixer tap and tiled splash-back. Integrated appliances include a Siemens double electric fan oven/grill with warming drawer below and Siemens ceramic hob with stainless steel chimney cooker hood above. Recess for an American style fridge/freezer. Wide PVCu double glazed window to the rear. Recessed low voltage lighting. Plinth mounted convector heater.



UTILITY ROOM

11'6" x 7'11" (3.51m x 2.41m)

With the continuation of the kitchen units and work surfaces with stainless steel drainer sink and tiled splash-back. Recess for an automatic washing machine, freezer and dishwasher. Wall mounted gas central heating boiler. PVCu double glazed/panelled door to the side. PVCu double glazed window to the side. Recessed low voltage lighting. Radiator.

CLOAKROOM/WC

White/chrome vanity wash basin with mixer tap and low level WC. Opaque PVCu double glazed window to the rear. Radiator.

STUDY

10'6" x 8' (3.20m x 2.44m)

This additional living space may prove invaluable for those who find themselves working from home. PVCu double glazed window to the front. Hardwood flooring. Recessed low voltage lighting. Radiator.

FIRST FLOOR

LANDING

Turned spindle balustrade. Access to the fully boarded loft space via a retractable ladder. Airing cupboard with shelving and housing the hot water cylinder.

BEDROOM ONE

17'4" x 10'6" (5.28m x 3.20m)

An excellent master bedroom with two PVCu double glazed windows to the front. Two radiators.

EN SUITE SHOWER ROOM/WC

8'5" x 3'7" (2.57m x 1.09m)

Modern white/chrome vanity wash basin with mixer tap and low level WC. Tiled corner enclosure with electric shower. Opaque PVCu double glazed window to the side. Tiled floor. Partially tiled walls. Recessed LED lighting. Chrome heated towel rail.

BEDROOM TWO

16'2" x 12'7" (4.93m x 3.84m)

Fitted with a comprehensive range of furniture including wardrobes, chest of drawers plus cupboards and matching bedside tables. PVCu double glazed window to the front. Two wall light points. Radiator.

BEDROOM THREE

16' x 9'1" (4.88m x 2.77m)

A further double bedroom with wide PVCu double glazed window. Built-in wardrobe containing a hanging rail and shelving. Radiator.

EN SUITE SHOWER ROOM

White/chrome vanity wash basin set within tiled surrounds. Tiled enclosure with thermostatic shower. Extractor fan. Radiator.

BEDROOM FOUR

10'8" x 7'9" (3.25m x 2.36m)

A generous single bedroom with PVCu double glazed window to the rear. Radiator.

FAMILY BATHROOM/WC

8'6" x 5'3" (2.59m x 1.60m)

Fitted with a white/chrome suite comprising panelled bath with electric shower and screen above set within a tiled surround, pedestal wash basin and low level WC. Opaque PVCu double glazed window to the rear. Partially tiled walls. Radiator.

OUTSIDE

Ample off road parking within the block paved driveway with gated access to the side. Beautiful landscaped gardens with a variety of colour to both the front and rear.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession on completion.

TENURE

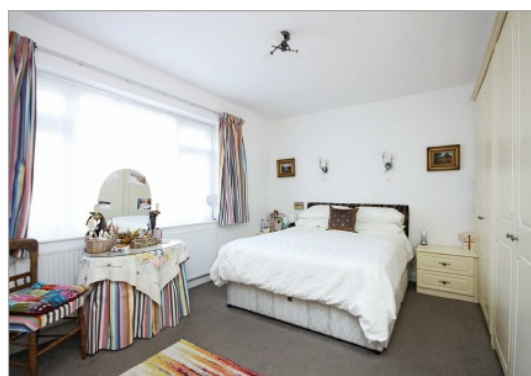
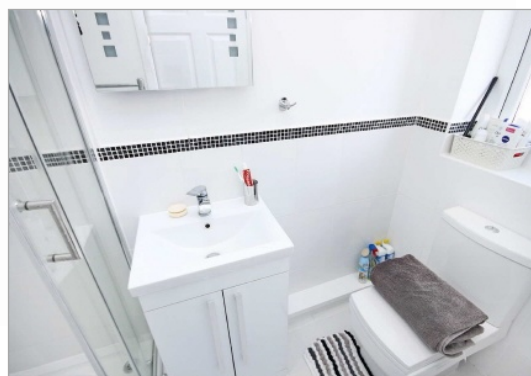
We are informed the property is Freehold and subject to a Chief Rent of £15.00 per annum. This should be verified by your solicitor.

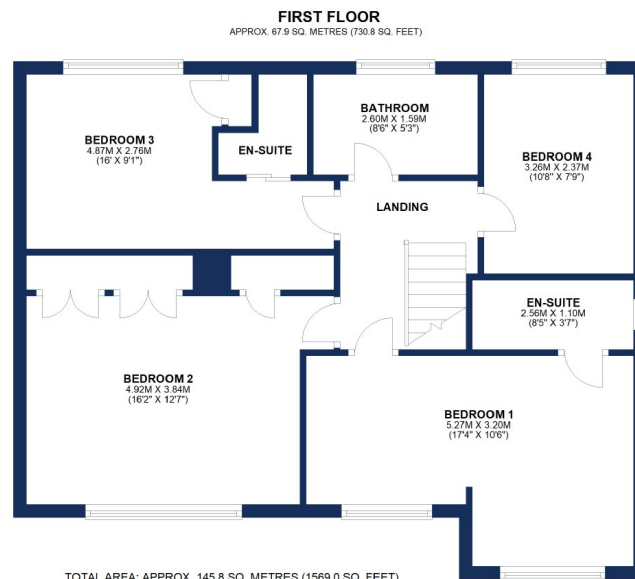
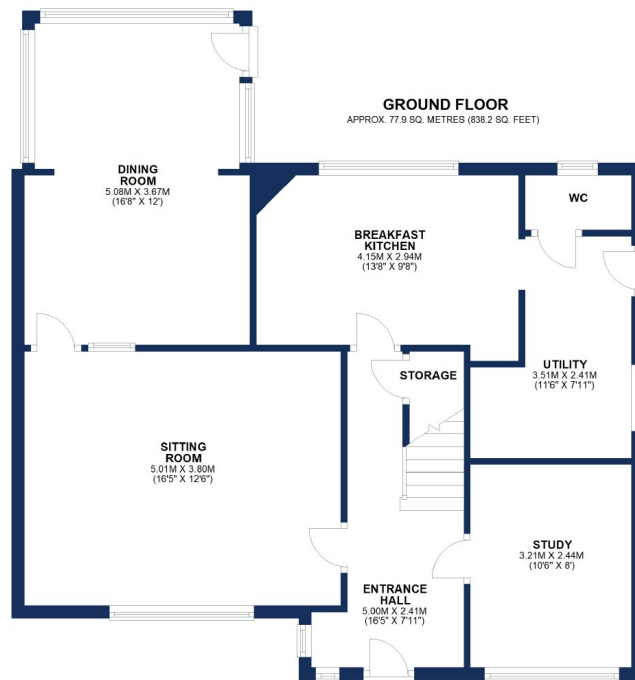
COUNCIL TAX

Band "F"

NOTE

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





TOTAL AREA: APPROX. 145.8 SQ. METRES (1569.0 SQ. FEET)
Floorplans For Illustrative Purposes Only

VIEWING

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



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