

12 HASLEMERE AVENUE, HALE BARNs



Offers in the region of £825,000



A Spacious Detached Family House Occupying An Exceptional Tree Lined Site

This fine detached family house occupies an enviable position with long mature gardens (approx 0.46 of an acre) to the rear, generous living space and four double bedrooms.

PVCu double glazed windows and gas central heating.

Tremendous further potential to re-model/extend to individual taste.

HALE BARNs

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DIRECTIONS

POSTCODE: WA15 0AU

Travelling from our Hale Barns office turn immediately left into Wicker Lane. At the mini roundabout turn left onto Chapel Lane and at the crossroads turn right onto the continuation of Chapel Lane. Follow the road round to the left and turn right onto Gorsebank Road. Follow the road round to the left and Haslemere Avenue is the third on the right.

DESCRIPTION

Haslemere Avenue is a cul de sac containing a variety of detached family houses many of which have been substantially remodelled and extended and provide examples of the tremendous potential.

In particular this family home benefits from unusually long gardens to the rear incorporating a York stone terrace with beyond the lawn screened by a variety of mature trees and bushes and importantly approximately south westerly facing to enjoy sunshine for the majority of the day.

The property has obviously been cared for and improved with the installation of PVCu double glazing and yet could either be occupied as it is or be the basis of re-modelling/re-development.

The location is also ideal being within the catchment area of highly regarded primary and secondary schools, about $\frac{3}{4}$ mile to the village centre and well placed for access to the surrounding network of motorways and Manchester International Airport.

ACCOMMODATION

GROUND FLOOR

WIDE ENCLOSED PORCH

PVCu framed and double glazed. Glazed inner door to:

ENTRANCE HALL

12'0" x 7'0" widening to 14'0" (3.66m x 2.13m widening to 4.27m)

An L shaped reception area with the staircase returning to one side beneath the partly galleried landing and with a store place beneath. Radiator.

CLOAKROOM

White low level WC and wash basin with cupboard beneath.

FAMILY ROOM

11'0" x 11'0" into the bay (3.35m x 3.35m into the bay)

Double glazed rectangular bay window. Radiator.

SITTING ROOM/DINING ROOM

20'3" x 16'1" (6.17m x 4.90m)

An L shaped room planned to incorporate:

SITTING AREA

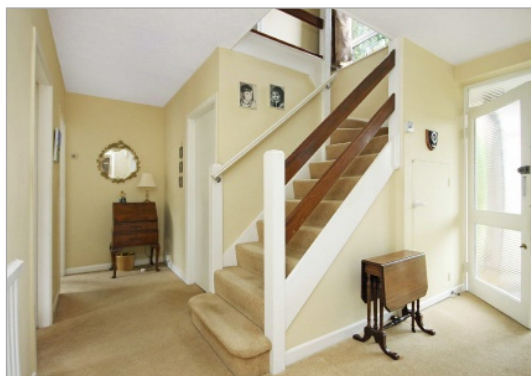
16'1" x 11'0" (4.90m x 3.35m)

Individual stone fireplace and hearth and living flame gas coal fire. To the rear wide sliding double glazed windows open onto the York stone terrace and gardens. Radiator.

DINING AREA

12'6" x 9'6" (3.81m x 2.90m)

Again overlooking the gardens to the rear. Radiator.



BREAKFAST ROOM/KITCHEN **12'6" x 11'0" (3.81m x 3.35m)**

Inset stainless steel sink to heat resistant work surface with cupboards beneath and recess for dishwasher. Matching range of cupboards and drawers and integrated stainless steel gas hob and built under oven/grill in tiled surrounds with to one side a peninsular breakfast bar. Tiled floor. Radiator.

UTILITY ROOM **6'6" x 4'6" (1.98m x 1.37m)**

Plumbing for automatic washing machine. Quarry tiled floor. Wall mounted Worcester gas central heating boiler.

FIRST FLOOR

LANDING

REAR BEDROOM 1 **15'1" x 12'9" plus built in wardrobe (4.60m x 3.89m plus built in wardrobe)**

To one corner is a glass/stainless steel shower enclosure and thermostatic shower. Radiator.

FRONT BEDROOM 2 **15'1" x 11'1" (4.60m x 3.38m)**

Fitted wardrobes with cupboards above and central dressing table. Radiator.

REAR BEDROOM 3 **14'3" x 9'0" plus built in wardrobe (4.34m x 2.74m built in wardrobe)** Radiator.

FRONT BEDROOM 4 **11'2" x 10'1" plus built in cupboards and drawers (3.40m x 3.07m built in cupboards and drawers)** Radiator.

FAMILY BATHROOM **9'10" x 7'11" (3.00m x 2.41m)**

Corner panelled bath with thermostatic shower above, pedestal wash basin and low level WC in tiled surrounds. Tiled floor. Heated towel rail. Airing cupboard housing insulated hot water cylinder with electric immersion heater. Extractor.

INTEGRAL GARAGE **18'5" x 9'0" (5.61m x 2.74m)**

OUTSIDE

Additional parking for 2/3 cars within the driveway.

Greenhouse

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

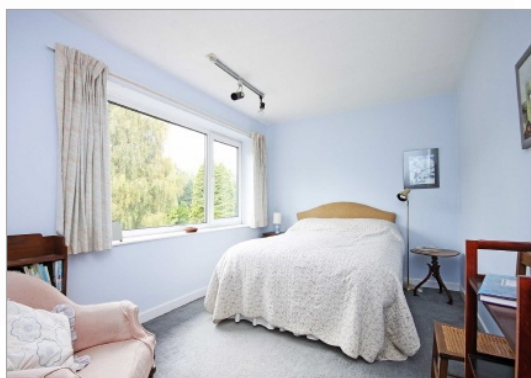
We are informed the property is Freehold. This should be verified by your Solicitor.

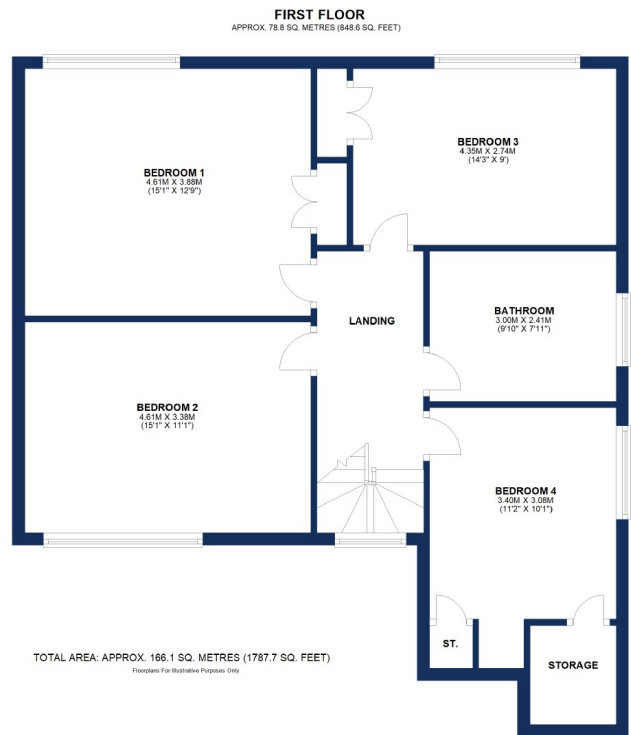
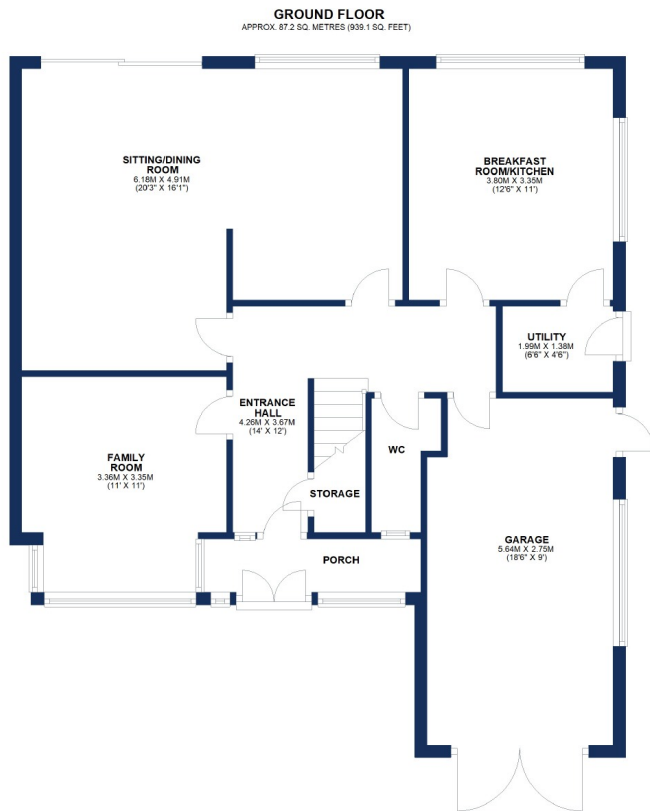
COUNCIL TAX

Band "G"

NOTE

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





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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