

## 95 CHAPEL LANE, HALE BARNs



Offers in the region of £1,250,000



### A Luxury Family House With Remarkable Open Plan Living Space

\*\*\*NO ONWARD CHAIN\*\*\*A stunning detached property constructed to an exceptional standard throughout and arranged over two floors extending to approximately 3,000 sq. ft. The accommodation combines attractive architecture with well conceived planning and superb interior design to deliver a high specification family house. Sitting room, dining room/bedroom, open plan living/dining kitchen, second kitchen/utility room and cloakroom/WC to the ground floor with four double bedrooms and four bath/shower rooms to the first floor. Loft space with further potential. Remotely operated gates and integral

#### 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

## DIRECTIONS

Travelling from our Hale Barns office turn almost immediately left into Wicker Lane. At the mini roundabout turn left and at the crossroads turn right into the continuation of Chapel Lane. Follow the road for approximately half a mile where this property can be found on the left.

## DESCRIPTION

An exceptional and stunning detached property constructed to a very high standard throughout.

95 Chapel Lane features attractive rendered elevations with anthracite window frames and includes large areas of glazing to produce a naturally light interior. The outstanding Poggenpohl kitchen with exquisite Silestone work surfaces and a range of Neff appliances is complimented by the lavish bathrooms furnished with white ceramic sanitary ware and chrome fittings.

The ground floor is largely laid out for open plan living but split into distinctive areas. The centre piece is a stunning fitted kitchen with adjoining second kitchen/utility room and an adjacent dining area which opens onto the block paved rear terrace through wide sliding windows. Furthermore there is a spacious living area accessed through a wide opening framed in polished granite. In addition the separate full depth sitting room features a contemporary recessed fireplace with slate tiled chimney breast alongside a dining room which is ideal for formal entertaining.

At first floor level the master bedroom benefits from a dressing area with fitted furniture and sumptuous en suite shower room. There are two further bedrooms both with superbly appointed en suite facilities and an additional double bedroom served by the luxurious family bathroom.

Accessed from Bedroom Four via a folding wooden ladder the loft space provides ample storage and is currently as an office which may prove invaluable for those who choose to work from home. There is also further potential to create an additional bedroom with en suite facilities subject to obtaining the necessary consent.

Double glazing has been installed together with gas fired central heating, a pressurised hot water system and plumbed underfloor heating throughout.

The beautiful landscaped gardens are certainly a feature with full width block paved terrace which is ideal for entertaining during the summer months also incorporating a gazebo creating space for a covered hot tub. Steps lead up to a manicured lawn with a large soft play area for younger children beyond. Importantly great care has been taken to provide a high degree of privacy through the use of a variety of mature trees and shrubs. External dusk 'til dawn automatic lighting has been installed to further enhance the grounds.

The block paved driveway provides parking for 3-4 cars approached beyond remotely operated wrought iron gates.

With its convenient location and rejuvenated village centre, Hale Barns remains hugely desirable and popular as a residential location. Only 12 miles from Manchester's vibrant city centre and minutes from the M56, Hale Barns could not be better placed. The location offers easy access to Manchester International Airport as well as Hale train station and the Metrolink station in Altrincham.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

**22'5" x 18'4" (6.83m x 5.59m)**

A naturally light reception area with double height opaque PVCu double glazed windows. Composite front door with tall opaque PVCu double glazed transom light. Turned spindle balustrade staircase with galleried landing above. Wood effect Kardean flooring. Video entry system. Recessed LED lighting. Coved cornice.

#### SITTING ROOM

**22'3" x 19'1" (6.78m x 5.82m)**

A full depth reception room with a triple aspect including PVCu double glazed sliding windows to the rear terrace. Two PVCu double glazed windows to the front and two to the side. Contemporary recessed fireplace with split face slate tiling to the chimney breast. Coved cornice.

#### DINING ROOM/BEDROOM FIVE

**16'11" x 11'9" (5.16m x 3.58m)**

Currently used as an additional bedroom with granite tiled floor and PVCu double glazed window to the front. Two wall light points. Coved cornice.

#### OPEN PLAN LIVING/DINING KITCHEN

Planned to incorporate:

#### LIVING AREA

**17'10" x 12'9" (5.44m x 3.89m)**

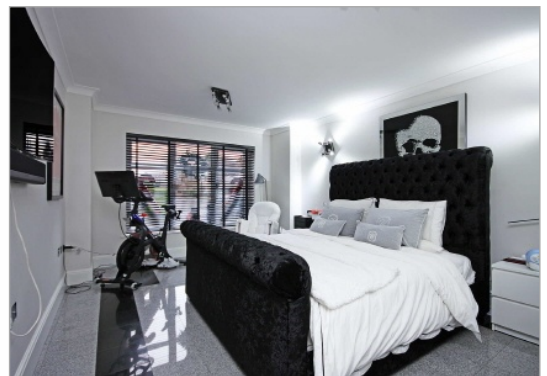
PVCu double glazed sliding window to the rear. Granite tiled floor. Two wall light points. Provision for a wall mounted flat screen television. Coved cornice. Wide opening framed with polished granite to:

#### DINING KITCHEN

**23'8" x 19'1" (7.21m x 5.82m)**

Fitted with a range of white Poggenpohl wall and base units beneath Silestone work surfaces/up-stands and inset 1½ stainless steel sink with mixer tap. Matching centre island with breakfast bar and integrated Neff induction hob with built-in down-draft extractor. Additional integrated appliances include a Neff combination microwave/fan oven/grill, Neff coffee machine, fridge, freezer and dishwasher. Space for an additional larder fridge and larder freezer. PVCu double glazed sliding door to the rear terrace. Opaque PVCu double glazed/panelled door to the rear. Velux window. Wood effect Kardean flooring. Coved cornice.

## POSTCODE: WA15 0SU





#### UTILITY ROOM

**7'8" x 6'1" (2.34m x 1.85m)**

Matching white wall and base units beneath Silestone work surfaces/up-stands beneath stainless steel sink with mixer tap. Integrated appliances include an electric fan oven/grill, four ring gas hob and stainless chimney cooker hood above. Recess for an automatic washing machine and tumble dryer. Hardwood door to the integral garage. Wood effect Karndean flooring. Recessed LED lighting. Coved cornice.

#### CLOAKROOM/WC

**5'5" x 5'2" (1.65m x 1.57m)**

White/chrome vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Tiled walls with recess for an illuminated mirror. Wood effect. Karndean flooring. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

#### FIRST FLOOR

##### LANDING

Turned spindle balustrade. Video entry system. Coved cornice.

##### BEDROOM ONE

**15'3" x 13'8" (4.65m x 4.17m)**

A superb master bedroom with PVCu double glazed window overlooking the delightful rear gardens. Provision for a wall mounted flat screen television. Coved cornice.

##### DRESSING ROOM

**7'10" x 7' (2.39m x 2.13m)**

Flanked by fitted wardrobes with sliding doors and containing double hanging rails and shelving. Fitted drawers and cupboards. Velux window.

##### EN SUITE SHOWER ROOM/WC

**7'10" x 7'2" (2.39m x 2.18m)**

Wide walk-in shower beyond a glass screen with thermostatic rain shower plus hand held attachment. White/chrome vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Tiled walls. Wood effect Karndean flooring. Velux window. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

##### BEDROOM TWO

**20'10" x 11'9" (6.35m x 3.58m)**

PVCu double glazed window to the front. Provision for a wall mounted flat screen television. Coved cornice.

##### EN SUITE SHOWER ROOM/WC

**7'7" x 5'5" (2.31m x 1.65m)**

Fitted with a wide corner shower enclosure with thermostatic rain shower plus hand held attachment. White/chrome vanity wash basin with mixer tap and low level WC. Velux window. Tiled walls. Wood effect Karndean flooring. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

##### BEDROOM THREE

**11'10" x 10'8" (3.61m x 3.25m)**

Built-in wardrobes containing double hanging rails and shelving. PVCu double glazed window to the rear. Provision for a wall mounted flat screen television. Coved cornice.

##### EN SUITE SHOWER ROOM/WC

**7'7" x 6'8" (2.31m x 2.03m)**

White/chrome vanity wash basin with mixer tap and low level WC. Wide walk-in shower beyond a curved glass screen with thermostatic rain shower and hand held attachment. Tiled walls. Wood effect Karndean flooring. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

##### BEDROOM FOUR

**18' x 12'5" (5.49m x 3.78m)**

PVCu double glazed window to the rear. Access to the excellent loft space with velux windows, light and power via a folding ladder. Provision for a wall mounted flat screen television. Coved cornice.

##### BATHROOM/WC

**10'3" x 7'7" (3.12m x 2.31m)**

Fully tiled and fitted with a white/chrome suite comprising back to wall spa bath with floor mounted mixer tap plus shower attachment, free standing circular wash basin, low level WC and bidet. Velux window. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

#### OUTSIDE

##### INTEGRAL GARAGE

**16' x 8'9" (4.88m x 2.67m)**

Remotely operated up and over door. Opaque PVCu double glazed window to the side. Access to the second kitchen/utility room. Wall mounted gas central heating boiler and pressurised hot water system.

#### SERVICES

All main services are connected.

#### POSSESSION

Vacant possession upon completion.

#### TENURE

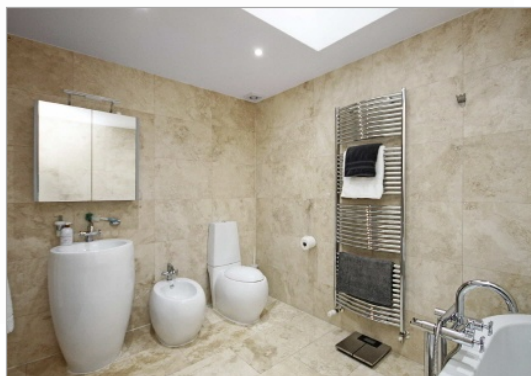
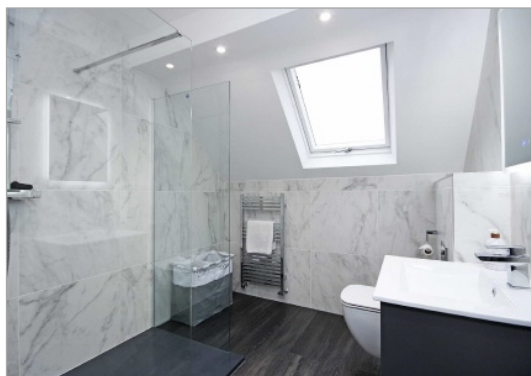
We are informed the property is Freehold. This should be verified by your Solicitor.

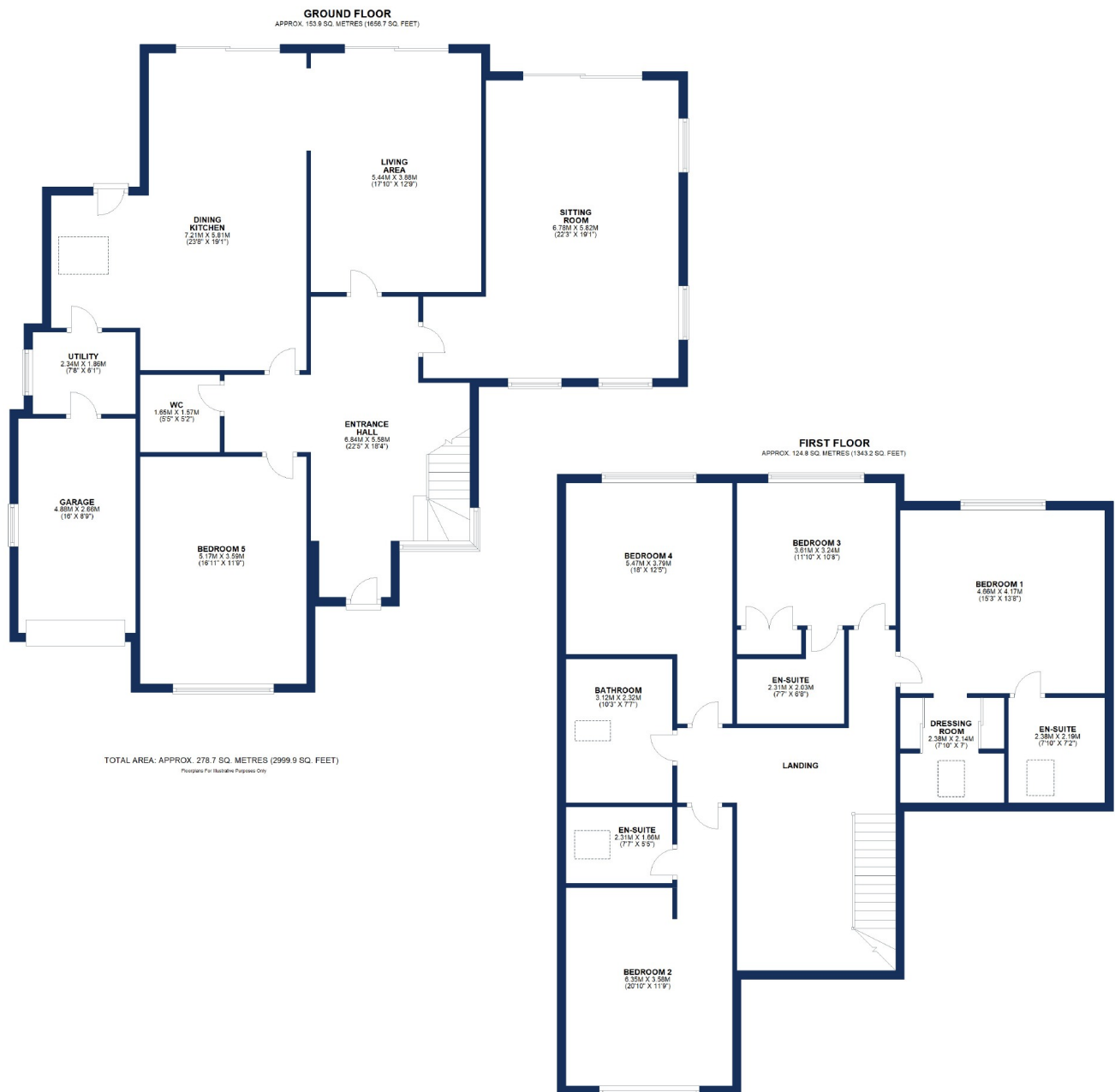
#### COUNCIL TAX

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



Ian Macklin & Co. for themselves and for 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 or lessees, 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 or tenants should not rely on them as statements or representations of 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.