

3 LONGACRES ROAD, HALE BARNs



Offers in the region of £749,950



A Beautifully Presented and Superbly Appointed Detached Bungalow

A stunning detached bungalow refurbished to an exceptional standard throughout and approached through remotely operated gates with secluded landscaped rear gardens. The high specification accommodation briefly comprises covered porch, entrance hall opening onto a stylish dining kitchen with a full range of integrated appliances, sitting room with partially vaulted ceiling, master bedroom with fitted furniture and French window to the rear terrace, second double bedroom, luxurious bathroom/WC, two further bedrooms to first floor and bathroom/WC. Gas central heating and pressurised hot water system. Detached garage. South facing rear terrace and manicured lawn. Viewing is essential to appreciate the high standard of accommodation on offer.

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DIRECTIONS

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 continue over into High Elm Road. Turn first right into Longsides Road and first left into Longacres Road where the property can be found on the right.

DESCRIPTION

Longacres Road forms part of a popular locality developed in the immediate vicinity with detached properties of varying design beyond a tree lined carriageway and mature gardens all of which combine to create a delightful setting. Local shops are available within the recently rejuvenated shopping centre and access to the surrounding network of motorways is a little under a mile away. The property is also well placed being in the catchment area of highly regarded primary and secondary schools.

This high specification detached bungalow features attractive rendered elevations with Knauf insulation and aluminium clad timber composite double glazed windows complemented by Corian sills and matching doors. The outstanding Poggenpohl fitted kitchen with its range of Siemens, Neff and Gaggenau appliances is complimented by the luxurious bathrooms furnished with Porcelanosa tiling. The ground floor is warmed by underfloor heating and the property benefits from a pressurised hot water system. CAT6 network data cabling has also been installed throughout.

Upon entering the feeling of space is apparent with the entrance hall leading onto a stunning kitchen and dining area beneath a vaulted ceiling with remotely operated roof lights and sliding windows opening onto the paved rear terrace. Positioned to the front there is a superbly proportioned sitting room with partially vaulted ceiling and two double bedrooms both with contemporary fitted furniture. There is also a sumptuous bathroom with separate tiled shower enclosure. To the first floor there are two further bedrooms (one currently used a home office) and a second bathroom.

Externally and approached through remotely operated sliding gates there is ample off road parking provided within the block paved driveway flanked by well stocked planters. The secluded rear gardens are certainly a feature with a paved terrace, well tended lawn and mature borders and importantly a southerly aspect to enjoy the sunshine throughout the day. In addition there is a detached garage with remotely operated door.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

An elegant reception area approached through an opaque double glazed/ composite front door. Spindle balustrade staircase to the first floor with Poggenpohl storage units and Corian counter top below. Geha cloaks cupboard containing hanging rail and shelving. High quality Berry Alloc laminate wood grain effect flooring with underfloor heating extending throughout the ground floor. French window to the rear. Recessed LED lighting.

SITTING ROOM

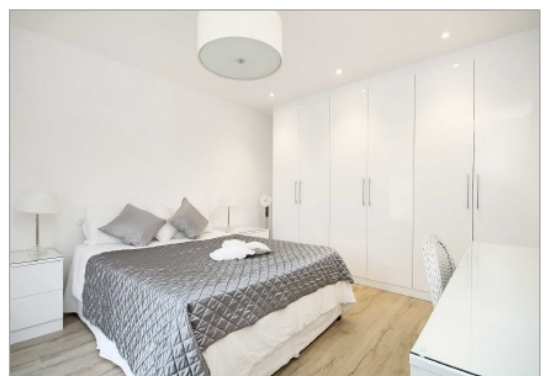
16'3 x 13'0 (4.95m x 3.96m)

A beautifully presented reception room with partially vaulted ceiling and a dual aspect with windows to the front and side.

DINING KITCHEN

22'9 x 20'1 (6.93m x 6.12m)

Fitted with a comprehensive range of Poggenpohl wall and base units beneath Corian work surfaces/up-stands. Moulded Corian drainer sink with mixer tap. Moulded Corian sink with Quooker boiling water tap.



Tiled splash-back. Integrated appliances include a Neff electric fan oven/grill, Neff combination microwave/oven/grill and Neff plate warmer, Siemens induction hob with Elica suspended cooker hood above, Siemens larder fridge, Neff freezer, Siemens dishwasher, Gaggenau coffee machine and Siemens washer/dryer. Ample space for a dining suite. Sliding windows to the block paved terrace. Window to the rear. Opaque window to the side. Vaulted ceiling with remotely operated Velux roof light with integrated blind system. Recessed LED lighting. Provision for a wall mounted flat screen television.

BEDROOM ONE

13'0 x 11'6 (3.96m x 3.51m)

Fitted with contemporary white high gloss wardrobes plus dressing table and French window to the paved rear terrace. Recessed LED lighting.

BEDROOM TWO

12'10 x 12'0 (3.91m x 3.66m)

Windows to the front. Fitted with contemporary white high gloss wardrobes. Recessed LED lighting.

BATHROOM/WC

10'8 x 7'5 (3.25m x 2.26m)

Fitted with a modern white/chrome suite comprising panelled bath with mixer tap and shower attachment, wall mounted vanity wash basin with mixer tap and mirror fronted cabinet above flanked by a matching cabinet and low level WC. Tiled shower enclosure with thermostatic rain shower and hand held attachment. Opaque window to the side. Tiled walls. Recessed LED lighting. Extractor fan. Heated towel rail.

FIRST FLOOR

BEDROOM THREE

14'11 x 11'4 (4.55m x 3.45m)

With ample space for a double bed. Two velux roof lights with integrated blinds. Built-in shelving. Eaves storage. Radiator.

HOME OFFICE/BEDROOM FOUR

13'9 x 9'10 (4.19m x 3.00m)

Two velux roof lights with integrated blinds. Eaves storage. Radiator.

BATHROOM/WC

13'4 x 8'0 (4.06m x 2.44m)

Well appointed and fitted with a panelled bath with mixer tap and shower attachment, pedestal wash basin with mixer tap and mirror fronted cabinet above and low level WC. Concealed wall mounted gas central heating boiler and pressurised hot water system. Storage units beneath a Corian counter top. Velux roof light with integrated blind. Tiled walls. Wood grain effect flooring. Recessed LED lighting. Wall light point. Extractor fan. Heated towel rail.

OUTSIDE

DETACHED GARAGE

Remotely operated up and over door. Light and power.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

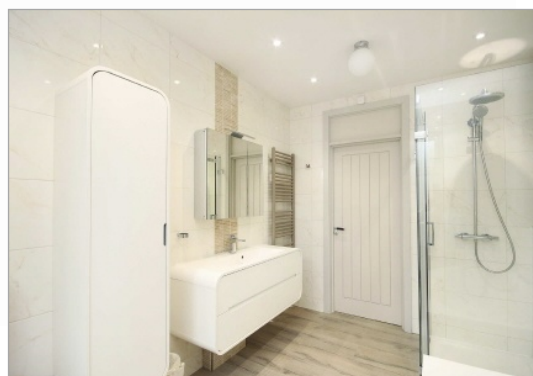
We are informed the property is held on a leasehold basis for the residue of 999 years and subject to a Ground Rent of £16.00 per annum. This should be verified by your Solicitor.

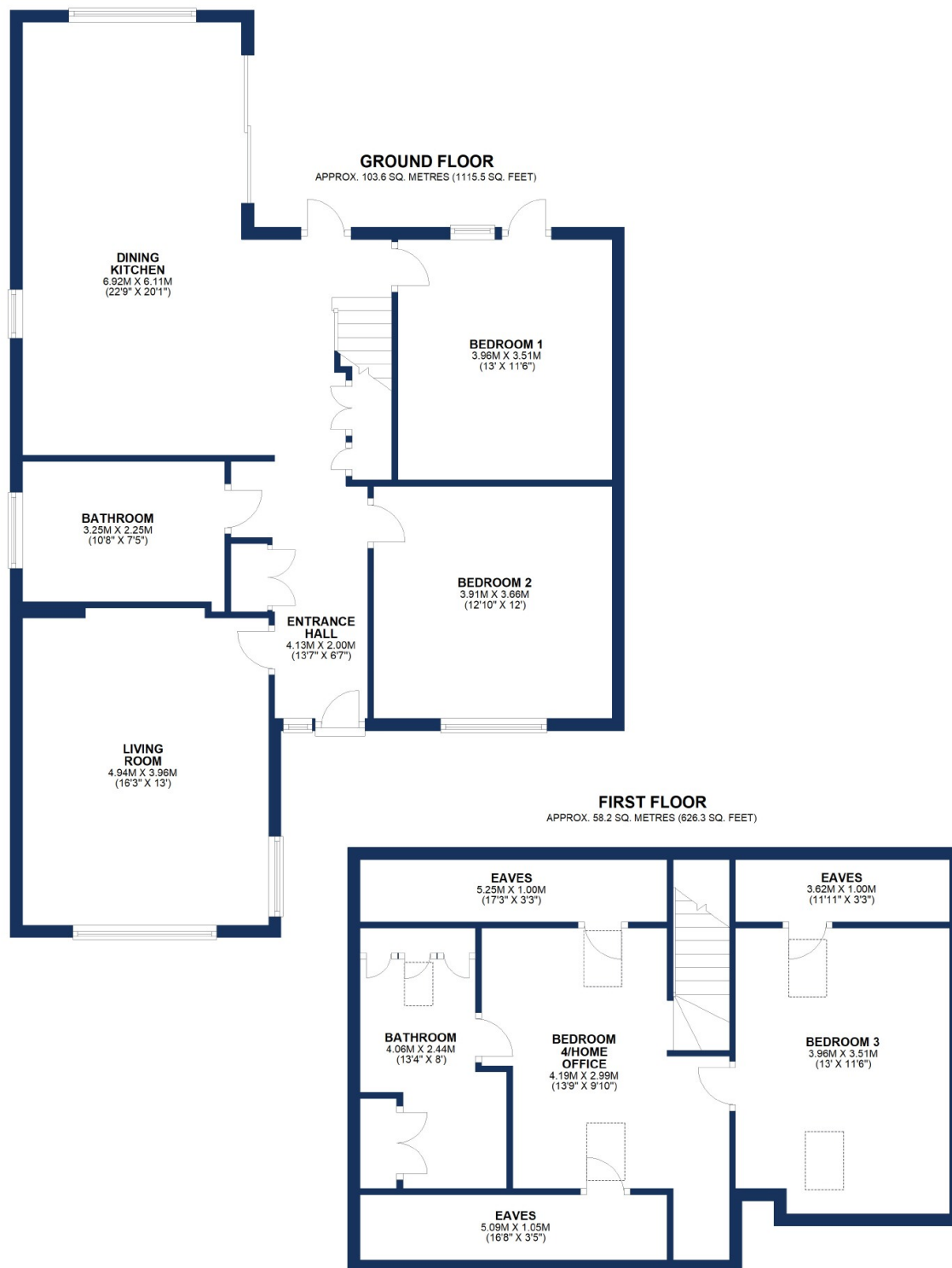
COUNCIL TAX

Band "E"

NOTE

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





TOTAL AREA: APPROX. 161.8 SQ. METRES (1741.8 SQ. FEET)

Floorplans For Illustrative Purposes Only
Plan produced using PlanUp.

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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