

John N
Hilditch & Co



**LAUREL COTTAGE, HASTY LANE,
HALE BARNES, CHESHIRE, WA15 8UU**

OCCUPYING AN EXTREMELY CONVENIENT LOCATION WITHIN EASY STRIKING DISTANCE OF MOST AMENITIES, AN INDIVIDUALLY LAID OUT DETACHED HOUSE OFFERING EXPANSIVE ACCOMMODATION SPREAD OVER TWO FLOORS.

£775,000

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DESCRIPTION

Constructed in the 1980's to a mellow Cheshire brick design this house offers well planned flexible accommodation spread over two floors. Briefly the gas centrally heated accommodation comprises a recessed veranda style porch, wide welcoming entrance hallway, good sized principal living room, dining room, family room, breakfast kitchen and utility room. Completing the ground floor is a master bedroom suite of bedroom, en-suite and dressing room. At first floor level leading from a good sized landing are three further bedrooms all with en-suite facilities. Completing the overall accommodation is a large detached garage with apex roof suitable for further conversion subject to planning and the gardens as described overleaf.

This section of Hale Road/Hasty Lane is characterised by an excellent mixture of individual houses. The property is located within a mile of Hale Barns village and is literally on the doorstep for the urban motorway network and International Airport. Schools for all ages serve the area, the Bollin Valley and Green Belt are on the doorstep and sporting and recreational facilities abound.

DIRECTIONS

From the centre of Hale Barns proceed along Hale Road through the yellow speed camera, turning left into Hasty Lane, this house is the first house on the left hand side.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

RECESSED VERANDA STYLE PORCH

with quarry tiled step and solid oak door leading to entrance hallway.

ENTRANCE HALLWAY 5.87 X 3.7 (19'3" X 12'1")

a wide welcoming hallway with solid oak floor and staircase leading to the first floor and landing. Four wall light points. Central heating thermostat. Two central heating radiators.

INNER HALLWAY AREA 2.16 X 1.04 (7'1" X 3'4")

with burglar alarm controls and wall light point.

DOWNSTAIRS CLOAKROOM 2.13 X 1.8 (7'0" X 5'11")

plus additional walk-in storage cupboard vanity wash basin with tiled surround and cupboards beneath. Low level wc. Single radiator. Two wall light points.

LOUNGE 6.45 X 4.65 (21'2" X 15'3")

the focal point of which is a striking recessed fireplace with stone recesses, solid timber beamed mantle with granite hearth incorporating a substantial log burning stove. Two single radiators. Rectangular bay window overlooking front garden. Television point. Telephone point. Dado rail. Four wall light points.

DINING ROOM 4.5 X 4.4 (14'9" X 14'5")

with single radiator. Doors opening into the breakfast kitchen. Two wall light points. Recessed display area with cupboards beneath and double doors opening through into a dining conservatory.

DINING CONSERVATORY 5.7 X 3.8 (18'8" X 12'5")

constructed on a brick base with picture windows to three sides and a Uv filtered vaulted ceiling. French doors opening onto the side patio and garden. Ceramic tiled floor. Two wall light points.

BREAKFAST KITCHEN 4.6 X 3.9 (15'1" X 12'9")

fitted with a range of modern units comprising single drainer 1 bowl sink unit with a comprehensive range of base cupboards, drawers, matching eye level cupboards and light mottled granite worktops. Built-in New World range style cooker with double oven, eight ring hob and stainless steel canopy. Integrated dishwasher. Space for American style fridge freezer. Partly tiled walls. Ceiling mounted spotlights.

FAMILY ROOM 4.5 X 4.15 (14'9" X 13'7")

exposed Cheshire brick fireplace with log burner with granite hearth. French doors opening onto the front patio and garden. Double leaf radiator. Two wall light points.

UTILITY ROOM 3.7 X 2.9 (12'1" X 9'6")

single drainer stainless steel sink unit with a range of base cupboards, drawers and matching eye level cupboards. Glow worm gas fired central heating boiler and controls. Plumbing for washing machine. Courtesy door to garden. Single radiator.

MASTER BEDROOM 5.7 X 4.2 (18'8" X 13'9")

two single radiators. Picture windows overlooking front and side. Walk-in wardrobe. Small recess from the bedroom leading to dressing room.

