



RAYLEIGH 31 PRIORY ROAD | BOWDON

OFFERS OVER £725,000

NO ONWARD CHAIN A well presented detached family home with contemporary fixtures and fittings throughout. Ideally positioned within the catchment area of highly regarded primary and secondary schools, and with the Bollin Valley on the doorstep. The accommodation briefly comprises recessed porch, entrance hall, open plan living/dining kitchen with integrated appliances, separate sitting room, cloakroom/WC, principal bedroom with fitted furniture and en-suite shower room/WC, two further double bedrooms with fitted furniture, single bedroom and family bathroom/WC. Off road parking for several vehicles within the driveway. Rear block paved terrace with delightful lawned gardens beyond.

POSTCODE: WA14 3BS

DESCRIPTION

This traditional detached family house occupies an enviable position within a mature residential area well placed for local shops and within the catchment area of highly regarded primary and secondary schools. The property is also well placed for access to the Bollin Valley and walks within the North Cheshire Green Belt.

The beautifully presented accommodation includes quality fittings with Villeroy and Boch bathroom suites and has been extended and re-planned in recent years to incorporate an exceptional open plan living/dining kitchen with a full range of integrated appliances and matching centre island with polished granite work surfaces. An additional sitting room is positioned to the front and is currently used as an office with a comprehensive range of fitted furniture. Completing the ground floor accommodation is a cloakroom/WC.

To the first floor and forming part of the extension a superb principal suite benefits from a luxurious en-suite shower room and views toward neighbouring fields. There are two further double bedrooms with an extensive range of fitted furniture and a contemporary family bathroom/WC. Originally planned as a single bedroom there is also a laundry room positioned at first floor level.

Off road parking is provided for several vehicles within the block paved driveway with attractive flowerbeds and hedge borders providing privacy. There is gated access to both sides and the block paving continues to form an impressive terrace to the rear with lawned gardens beyond.

In conclusion, a superb contemporary family home available with early possession and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Tiled floor beneath a brick archway.

ENTRANCE HALL

Approached through a double glazed leaded light effect hardwood front door set within an opaque glazed surround. Spindle balustrade staircase to the first floor. Oak flooring. Radiator.

SITTING ROOM

12'6" x 11'0" (3.81 x 3.35)

Currently used as an office with fitted furniture including desk, shelving and display cabinets. Additional matching fitted cupboards with shelving. PVCu double glazed bay window to the front. Oak flooring. Provision for a wall mounted flat screen television. Recessed low voltage lighting. Radiator.

OPEN PLAN LIVING / DINING KITCHEN

28'4" x 22'2" maximum measurements (8.64 x 6.76 maximum measurements)

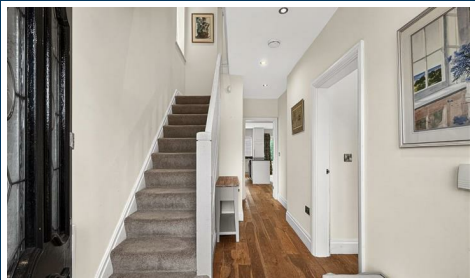
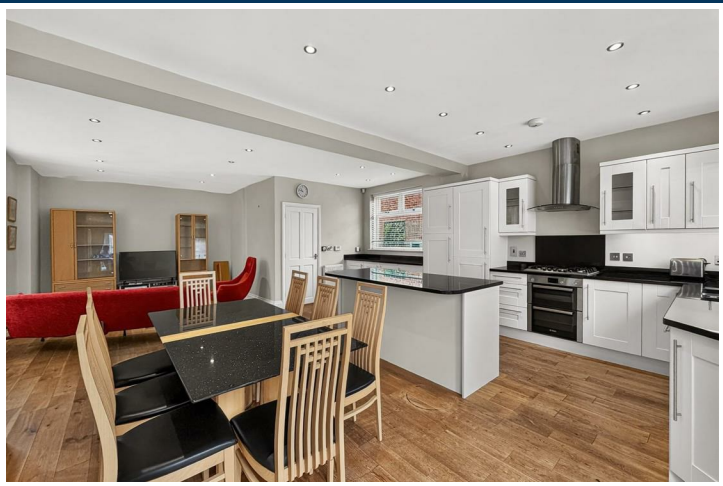
A superb family space with oak flooring throughout.

LIVING AREA

PVCu double glazed bay window to the side. Provision for a wall mounted flat screen television. Recessed low voltage lighting. Radiator.

DINING KITCHEN

Fitted with a comprehensive range of shaker style wall and base units beneath polished granite work surfaces and inset 1 1/2 bowl stainless steel sink with mixer tap and matching polished granite up-stands. Matching central island incorporating a breakfast bar with base units beneath. Integrated Bosch appliances include a double electric oven/grill, five ring gas hob with polished granite splashback and stainless steel extractor hood above, tall fridge, tall freezer, dishwasher, microwave and wine cooler. Matching dresser with display cabinets and larder unit. Double opening French windows to the paved rear terrace. PVCu double glazed window overlooking the garden. PVCu double glazed window to the side. Recessed low voltage lighting. Concealed wall mounted gas central heating boiler. Three radiators.



CLOAKROOM / WC

Fitted with Villeroy and Boch sanitary ware comprising low level WC and wall mounted wash basin with mixer tap. Understairs storage cupboard. PVCu opaque double glazed window to the side. Recessed low voltage lighting. Extractor. Chrome heated towel rail.

FIRST FLOOR

LANDING

Access to the fully boarded loft space via a retractable ladder. PVCu double glazed window to the side.

BEDROOM 1

14'10" x 11'8" (4.52 x 3.56)

Full height mirror fronted wardrobes with hanging rails and shelving plus display shelves and integral recessed lighting. Matching corner dressing table and bedside cabinets. PVCu double glazed window to the rear. Provision for a wall mounted flat screen television. Recessed low voltage lighting. Radiator.

EN SUITE SHOWER ROOM/WC

10'8" x 4'1" (3.25 x 1.24)

Fully tiled with a white/chrome suite comprising low level WC with concealed cistern and vanity wash basin with mixer tap and storage beneath. Thermostatic rain shower and glass shower screen. Recessed low voltage lighting. Extractor. Underfloor heating. Chrome heated towel rail.

BEDROOM 2

14'7" into the bay x 13'7" (4.45 into the bay x 4.14)

Full length contemporary fitted wardrobes with double hanging rails and shelving plus integral recessed lighting. Fitted chest of drawers. PVCu double glazed bay window to the side. Provision for a wall mounted flat screen television. Recessed low voltage lighting. Radiator.

BEDROOM 3

14'2" into the bay x 11'7" (4.32 into the bay x 3.53)

Double fitted wardrobes flanking a matching chest of drawers with recessed lighting above. PVCu double glazed bay window to the front. Recessed low voltage lighting. Radiator.

BEDROOM 4

7'7" x 7'4" (2.31 x 2.24)

Currently used as a laundry room with base units beneath heat resistant work surfaces and inset stainless steel drainer sink. Plumbing for automatic washing machine and space for dryer above. PVCu double glazed window to the front. Recessed low voltage lighting. Radiator.

FAMILY BATHROOM/WC

9'11" x 4'1" (3.02 x 1.24)

Fitted with a white/chrome suite comprising low level WC with concealed cistern, wall mounted wash basin with mixer tap and panelled bath with thermostatic shower and screen above. Tiled walls and floor. Two PVCu opaque double glazed windows to the side. Recessed low voltage lighting. Extractor. Underfloor heating. Chrome heated towel rail.

OUTSIDE

To the front there is off road parking within the block paved driveway whilst to the rear a paved terrace opens onto delightful lawned gardens.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

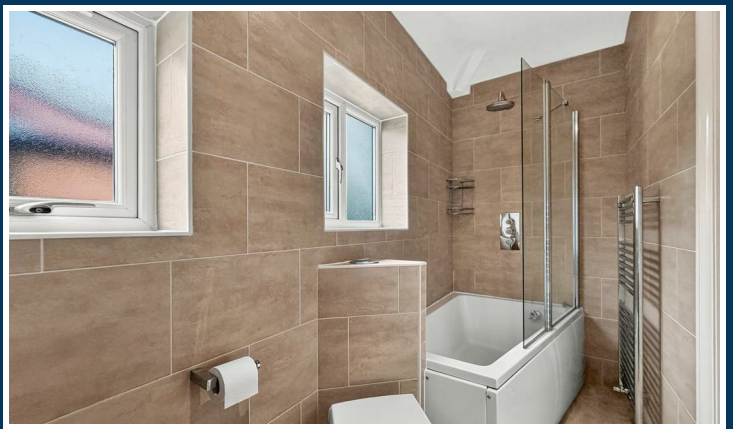
TENURE

COUNCIL TAX

Band "F"

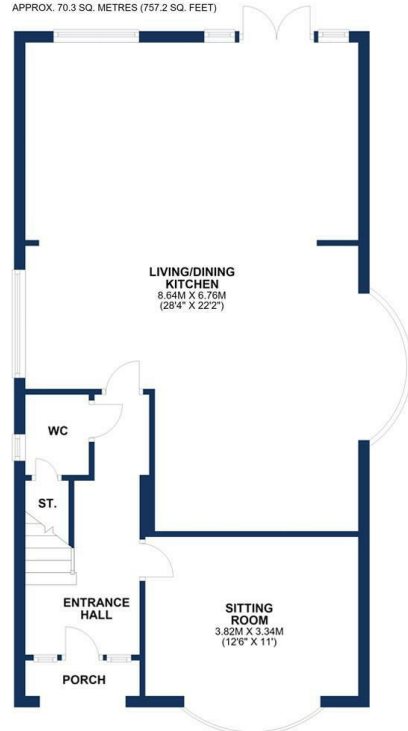
NOTE

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



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

GROUND FLOOR
APPROX. 70.3 SQ. METRES (757.2 SQ. FEET)



FIRST FLOOR
APPROX. 70.6 SQ. METRES (760.0 SQ. FEET)



TOTAL AREA: APPROX. 141.0 SQ. METRES (1517.2 SQ. FEET)
Floorplan for illustrative purposes only



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