



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,145,000

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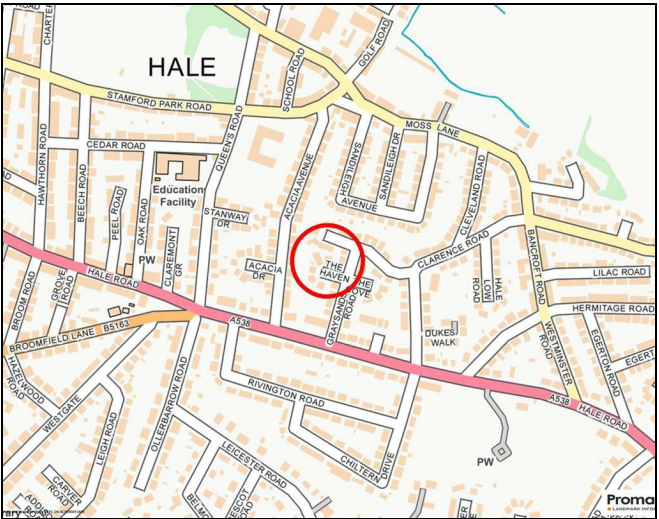
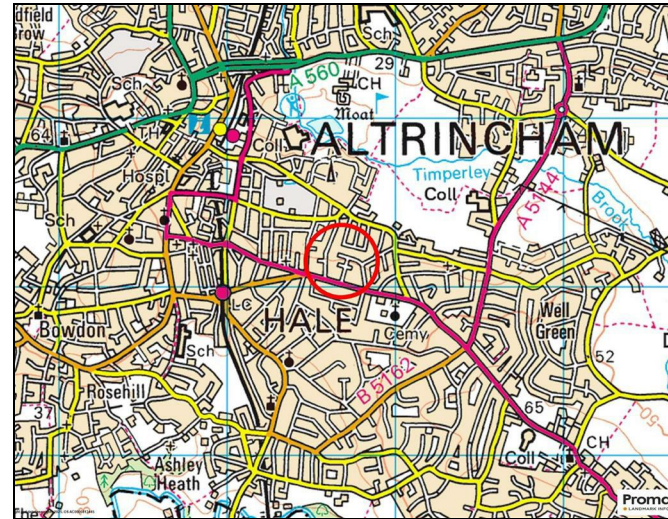
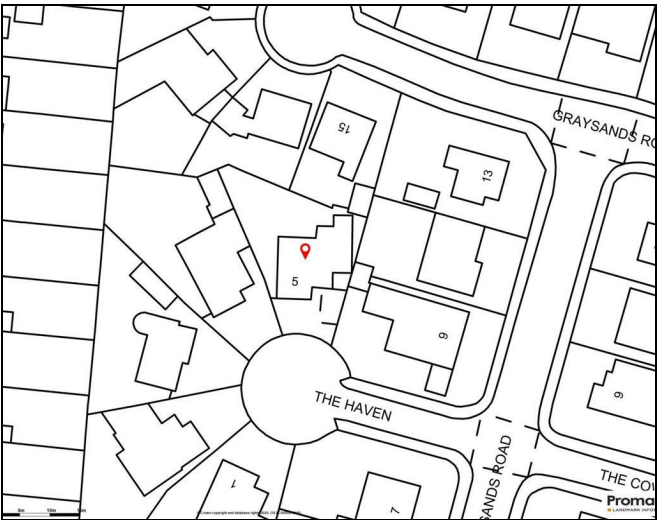
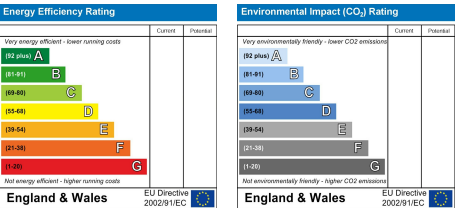


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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A BEAUTIFULLY PRESENTED, EXTENDED AND IMPROVED TRADITIONAL DETACHED FAMILY HOME WITH VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS, IDEALLY LOCATED CLOSE TO BOTH HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 2243SQFT

Hall. Lounge. Family Room. 400sqft Live In Dining Kitchen. Utility. GFWC. Six Bedrooms. Three Bath/Shower Rooms. Gated Driveway. Landscaped Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A beautifully styled, extended and improved traditional, double height, bay fronted Detached family home with extensive and versatile accommodation arranged over Three Floors extending to approximately 2250 square feet and located within this peaceful and desirable cul de sac just off Graysands Road in Hale.

As such, the location is within walking distance of Hale Village with its range of fashionable shops, restaurants and bars, and Altrincham Town Centre, its amenities, the popular Market Quarter, the Metrolink and with Stamford Park and School both nearby.

The property provides perfectly balanced family accommodation with Two excellent Reception Rooms to the Ground Floor in addition to the 400 square foot Live In Dining Kitchen and has up to Six Bedrooms over the Two Upper Floors served by Three Bath/Shower Rooms with En Suite facilities to the Principal Bedroom which also has a Walk-In Wardrobe and to the top floor Loft Conversion Guest Bedroom.

Externally, the Driveway is set behind a gated Entrance with covered parking bay and the rear Garden has been beautifully laid out and landscaped with sitting areas designed to maximise the movement of the sun throughout the day and affording excellent screening.

A superb Family Home in a great location.

Comprising:

Panelled Entrance door with Georgian-style fanlight window to the spacious Hall with tiled flooring and a spindled balustrade staircase leading to the First Floor with cloaks and storage cupboard beneath. Window to the side.

Lounge. An attractively proportioned room with a wide bay window to the front and a timber fireplace surround with inset open grate fireplace. Parquet design flooring.

400 square foot Live In Dining Kitchen. A fantastic, day-to-day informal Family Living, Dining and working Kitchen space with full height folding doors and windows giving access and enjoying aspects of the Gardens and with modern wood finish flooring and a useful walk-in Pantry.

The Kitchen is fitted with an extensive range of grey painted finish shaker style units with Silestone worktops over arranged around a central island unit incorporating Breakfast Bar. Integrated, stainless steel, 'Bosch' combination microwave oven with warming drawer and five ring gas hob. Further built-in dishwasher, fridge and freezer units. Glazed folding door to the Family Room.

Family Room with a vaulted ceiling with inset, double glazed skylight window and with two further windows to the rear and side overlooking the Garden. Electric living flame hole in the wall fireplace. Further door leading outside.

Rear Porch with stable door outside. Cloaks Area and Ground Floor WC off.

Utility Room with window to the front. Extensive built-in units and sink unit. Space for washing machine and dryer, secondary fridge freezer.

First Floor Landing with panelled doors leading to the Bedrooms and Family Bathroom and a further staircase leading to the Second Floor.

Principal Bedroom One with a wide window to the front elevation and an arched opening through to a door concealing a Walk-In Wardrobe.

En Suite Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower with 'drench' shower head, vanity unit wash hand basin with toiletry cupboards and WC. Extensive tiling to the walls and floor.

Bedroom Two with built-in wardrobes and dressing table. Window to the rear.

Bedroom Three with windows to the front and rear. Sliding door built-in wardrobes.

Bedroom Four with a built-in bed over the staircase bulkhead. window to the front.

Bedroom Five with a window to the rear.

The Bedrooms are further served by the Family Bathroom fitted with a white suite with chrome fittings, providing a freestanding tub bath with pillar taps, wash hand basin with toiletry cupboards, shower cubicle with 'drench' showerhead. Extensive tiling to the walls and floor. Separate WC.

Second Floor Landing with storage off leading to:

Guest Bedroom Six. A superb top floor Bedroom with attractive sloping ceilings with two inset double glazed Velux skylight windows and with a dormer opening to a window enjoying a far-reaching view to the rear. Under eaves storage space.

This Bedroom is served by the adjacent, well-appointed Shower Room fitted with white suite and chrome fittings, providing an enclosed

shower cubicle with thermostatic shower with 'drench' shower head, vanity unit wash hand basin with toiletry cupboards and WC. Extensive tiling to the walls and floor.

Externally, the property is approached via a remote control operated Gated Entrance to the block-paved Driveway providing off street parking, including beneath a covered Parking Bay. Concealed bin store area.

The Garden to the rear has been beautifully set out and landscaped, large stone paved patio and terrace returning across the back of the property accessed via both the Dining Kitchen and the Family Room. Beyond, the Garden is laid to pebbling, sleepers, ornamental water feature and well-stocked borders with tall conifer hedge screening.

Timber Shed to the far end of the Garden.

The Garden has been designed so it can easily be reconfigured to accommodate grass and lawned areas.

A delightful and tranquil setting for this impressively styled Family Home in a wonderful location.

- Freehold
- Council Tax band G

