

THE GABLES, 17 QUEENS ROAD, HALE



£950,000



A Stunning Bay Fronted Semi Detached Family House Positioned In An Ideal Location

A stunning bay fronted semi detached family house arranged over four floors with superb open plan living space. The beautifully presented accommodation briefly comprises wide entrance hall, cloakroom/WC, spacious sitting room, recently updated living/dining kitchen with integrated appliances, lower ground floor with family room/double bedroom, shower room/WC and utility room, two first floor double bedrooms and family bathroom/WC, master bedroom with fitted furniture, en suite shower room and WC at second floor level. Gas central heating and double glazing. Driveway providing off road parking for two vehicles.

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DIRECTIONS

Travelling from our Hale office proceed towards the village centre and take the first left into Westgate. Continue to the junction with Broomfield Lane and bear right and at the junction with Hale Road continue straight over into Queens Road where the property can be found after a short distance on the left.

POSTCODE: WA15 9HF

DESCRIPTION

Queens Road contains a variety of interesting properties of varying ages in a sought after location approximately 1/2 a mile distance from the village of Hale with its range of fashionable restaurants, wine bars and independent shops. A little further to the west is the comprehensive shopping centre of Altrincham with its thriving Market Quarter and Metrolink station providing a commuter service into Manchester. The position is also ideal for the surrounding network of motorways, Manchester International Airport and lies within the catchment area of highly regarded primary and secondary schools including Stamford Park School. In addition, two hundred yards to the north is Stamford Park with tennis courts and recreation areas.

The Gables features attractive rendered elevations with natural stone work and includes large areas of glazing to produce a naturally light interior. Beautifully presented and with the benefit of period features such as high ceilings and moulded cornices alongside contemporary open plan living space and an appointment to view is highly recommended.

Upon entering the feeling of space is apparent with a wide entrance hall leading onto a generously proportioned sitting room with the focal point of a stunning period style fireplace surround and tall bay windows. Positioned to the rear the living/dining kitchen has been carefully planned and incorporates solid wood Shaker style units with natural wood work surfaces complete with matching island and breakfast bar. Beyond there is ample space for both seating and dining with a centrally positioned wood burning stove and French windows opening onto the stone paved terrace. In addition a cloakroom/WC completes the ground floor accommodation.

The lower ground floor comprises spacious family room which may be used as an additional double bedroom, adjacent shower room/WC and useful utility room, with potential to create a self contained suite.

At first floor level there are two excellent double bedrooms one of which features French windows to a Juliet balcony and family bathroom fitted with a Victorian style suite complete with free standing cast iron bath and separate shower enclosure. To the second floor the master bedroom benefits from fitted furniture, en suite shower room and en suite WC.

Gas central heating has been installed together with double glazing throughout. Carpets to all bedrooms, landing and lower ground family room and stairs to basement.

To the front of the property a wide block paved driveway provides off road parking for two cars. The landscaped rear gardens are certainly a feature, laid to lawn with a high quality fence perimeter alongside remotely operated lighting and a stone paved terrace which is ideal for entertaining during the summer months. Importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Approached beyond an opaque glazed/panelled hardwood front door. Turned spindle balustrade staircase to the first floor with stair runner. Staircase to the lower ground floor. Fitted shoe cupboard. Oak flooring. Recessed LED lighting. Coved cornice. Radiator.

CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and low level WC. Opaque timber framed double glazed window to the side. Oak flooring. Recessed LED lighting. Extractor fan. Radiator.

SITTING ROOM

17'8" x 11'6" (5.38m x 3.51m)

With the focal point of a period style fireplace surround and coal effect living flame fire framed in chrome and set upon a stone hearth. Timber framed double glazed bay window to the front. Oak flooring. Recessed LED lighting. Coved cornice. Radiator.

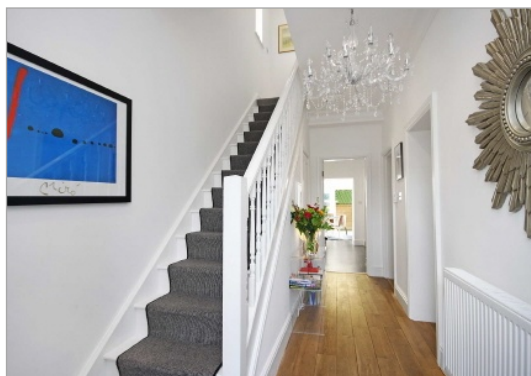
OPEN PLAN LIVING/DINING KITCHEN

With clearly defined areas and planned to incorporate:

KITCHEN

19'4" x 10'6" (5.89m x 3.20m)

Fitted with recently painted solid wood Shaker style units and updated brass handles beneath natural wood work surfaces. Matching centre island with undermount Belfast sink with mixer tap and breakfast bar. Display units and larder units. Recess within the chimney breast for a wide range cooker with quartz splash-back and integrated ceiling cooker hood above. Recess and plumbing for an American style fridge/freezer. Integrated dishwasher. Concealed wall mounted gas central heating boiler. Tiled floor. Coved cornice. Radiator. Two wide openings to:



LIVING/DINING AREA
19'3" x 9'6" (5.87m x 2.90m)

Brick built to the lower part, PVCu framed and double glazed beneath a translucent roof with integrated blind system. PVCu double glazed French windows opening onto the stone paved terrace with wrought iron balustrade. Wood burning stove. Provision for a wall mounted flat screen television. Tiled floor. Radiator.

LOWER GROUND FLOOR

FAMILY ROOM/BEDROOM FOUR
17'1" x 10'7" (5.21m x 3.23m)

Providing adaptable accommodation and currently used as an additional reception room. Display/book shelves flanking the chimney breast. Timber framed double glazed window to the front. Recessed LED lighting. Radiator.

UTILITY ROOM
10'7" x 5'2" (3.23m x 1.57m)

Fitted with contemporary high gloss white wall units and granite effect heat resistant work surfaces with space beneath for an automatic washing machine and tumble dryer. Tiled floor. Recessed LED lighting. Radiator.

SHOWER ROOM/WC
10'7" x 4'8" (3.23m x 1.42m)

White/chrome wall mounted wash basin with mixer tap and low level WC. Recessed electric shower set within tiled surrounds. Tiled floor. Recessed LED lighting. Extractor fan. Radiator.

FIRST FLOOR

LANDING

Turned spindle balustrade staircase with stair runner to the second floor. Timber framed double glazed windows to the front and side. Recessed LED lighting. Coved cornice. Radiator.

BEDROOM TWO
17'11" x 11'7" (5.46m x 3.53m)

Timber framed double glazed bay window. Recessed LED lighting. Coved cornice. Three radiators within the angular bay.

BEDROOM THREE
14'6" x 11'6" (4.42m x 3.51m)

Timber framed double glazed French windows opening onto a Juliet balcony with wrought iron balustrade. Recessed LED lighting. Coved cornice. Radiator.

FAMILY BATHROOM/WC
8'9" x 6'9" (2.67m x 2.06m)

Fitted with traditional white/chrome suite comprising free standing cast iron roll top bath with mixer/shower tap, pedestal wash basin and low level WC. Tiled enclosure with thermostatic shower. Opaque timber framed double glazed window to the rear. Painted wood flooring. Recessed LED lighting. Extractor fan. Coved cornice. Victorian style heated towel rail/radiator.

SECOND FLOOR

LANDING

Built-in shoe closet. Timber framed double glazed window to the side.

MASTER EN SUITE
16'10" x 15'9" (5.13m x 4.80m)

Fitted furniture including wardrobes containing hanging rails and shelving, dressing table and drawers. Eaves storage. Two velux windows. Bedside wall light points. Recessed LED lighting. Provision for a wall mounted flat screen television. Radiator.

SHOWER ROOM
7'4" x 3'9" (2.24m x 1.14m)

Wall mounted electric shower set within tiled surrounds. Built-in storage cupboard. Tiled floor. Velux window. Recessed LED lighting. Heated towel rail.

WC

White/chrome pedestal wash basin with mixer tap and low level WC. Built-in storage cupboard. Velux window. Wood flooring. Recessed LED lighting. Shaver point. Heated towel rail.

OUTSIDE

Off road parking for two vehicles within the wide block paved driveway and bespoke bin store.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession on completion.

TENURE

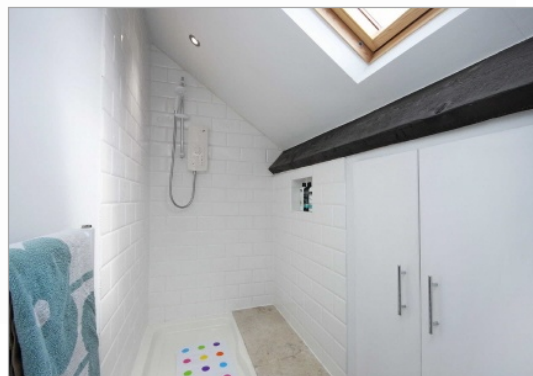
We are informed the property is Freehold. This should be verified by your solicitor.

COUNCIL TAX

Band "F"

NOTE

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



TOTAL AREA: APPROX 193.0 SQ. METRES (2076.9 SQ. FEET)
(Figures for Illustration Purposes Only)



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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