



1 LISMORE 7 LEICESTER ROAD | HALE

OFFERS IN THE REGION OF £495,000

NO ONWARD CHAIN

Forming part of a prestige development of just five apartments this superbly proportioned ground floor property occupies an excellent location just a few hundred yards from the village. An ideal opportunity to remodel to individual taste. The accommodation briefly comprises private entrance hall, cloakroom/WC, spacious sitting/dining room with French window to the paved rear terrace, fitted breakfast kitchen with integrated appliances, principle bedroom with en suite bathroom/WC, guest bedroom with en suite shower room/WC. Garage and parking. Gas fired central heating and double glazing. Superb tree lined grounds.

POSTCODE: WA15 9PS

DESCRIPTION

Lismore is a select development of just five apartments and although this ground floor property has been well cared for, it has reached the stage where a degree of modernisation is required and presents an ideal opportunity to remodel to individual taste.

This prestigious location is developed predominantly with individually designed detached properties of substantial proportions standing within mature tree lined grounds and is well placed being less than a ¼ mile from Hale village with its range of individual shops, restaurants and wine bars. A little further to the north lies the comprehensive shopping centre of Altrincham with its highly popular Market Hall and Metrolink station which provides a regular service into Manchester and the surrounding areas.

The spacious accommodation includes a private entrance hall with adjacent cloakroom/WC and provides ample storage space. Double opening doors lead onto a generous sitting/dining room over 25' in length and there is access to the paved rear terrace which is ideal for alfresco dining during the summer months. The adjacent fitted kitchen contains a range of units together with integrated appliances and space toward the rear for a breakfast table with views over the grounds.

The principle bedroom has a range of fitted furniture and benefits from an en suite bathroom/WC. The guest bedroom features built-in wardrobes and en suite shower room/WC.

Gas fired central heating has been installed together with double glazing throughout.

Externally there is a garage with remotely operated door alongside additional parking areas.

The beautifully maintained tree lined grounds are of impressive size, well stocked with a variety of shrubs and bushes and complemented by undulating lawns.

The development maintains its exclusivity with only owner occupiers in residence.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Attractively presented and decorated with a turned spindle balustrade staircase to one side.

REAR HALLWAY

Passenger lift and access to the rear.

PRIVATE ENTRANCE HALL

10'10" x 7' (3.30m x 2.13m)

Panelled hardwood front door. Cloaks cupboard containing hanging rails and shelving. Linen closet containing shelving. Three wall light points. Cornice. Radiator.

CLOAKROOM/WC

Corner wash basin and low-level WC with concealed cistern. Extractor fan. Radiator.

SITTING/DINING ROOM

25'2" x 17'4" (7.67m x 5.28m)

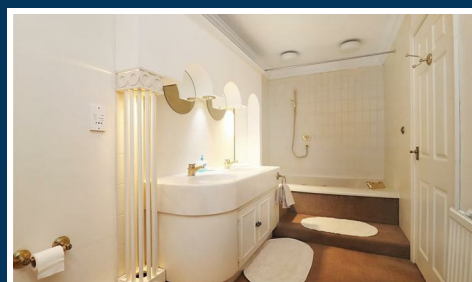
Approached through double opening doors from the entrance hall and planned to incorporate:

DINING AREA

Ample space for a dining suite. Tall timber framed double glazed window to the side. Two wall light points. Cornice. Radiator.

SITTING AREA

With the focal point of a period style fireplace surround with marble insert and hearth flanked by two wall light points. French window to the paved rear terrace flanked by matching tall timber framed double glazed windows. Two wall light points. Video/phone entry system. Cornice. Two radiators.



BREAKFAST KITCHEN

16' x 9'8" (4.88m x 2.95m)

Fitted with a range of matching wall and base units beneath heat resistant work surfaces and 1 1/2 bowl composite drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, microwave oven, four ring gas hob with recessed extractor fan above, fridge/freezer and dishwasher. Covered recess for an automatic washing machine. Concealed wall mounted gas central heating boiler. Tall timber framed double glazed window to the rear. Radiator.

BEDROOM ONE

15'2" x 15'1" (4.62m x 4.60m)

Fitted with a six door range of mirror fronted wardrobes containing hanging rails and shelving. Wide timber framed double glazed window to the front. Cornice. Two radiators

EN SUITE BATHROOM/WC

14'2" x 6' (4.32m x 1.83m)

Fitted with a suite comprising panelled bath with mixer tap and thermostatic shower over set within a tiled surround, twin vanity wash basins with mixer taps, low-level WC with concealed cistern and bidet. Opaque timber framed double glazed window to the side. Shaver point. Radiator.

BEDROOM TWO

14'9" x 12'1" (4.50m x 3.68m)

Built-in mirror fronted wardrobes. Two timber framed double glazed windows to the front. Cornice. Radiator.

EN SUITE SHOWER ROOM/WC

7'7" x 5' (2.31m x 1.52m)

Tiled enclosure with thermostatic shower, circular vanity wash basin with mixer tap and low-level WC with concealed cistern. Tiled walls. Shaver point. Extractor fan. Radiator.

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 from 25th March 1987. This should be verified by your Solicitor.

SERVICE CHARGE

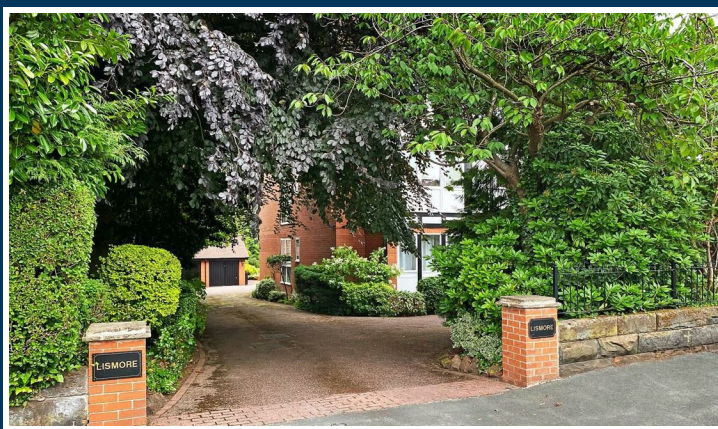
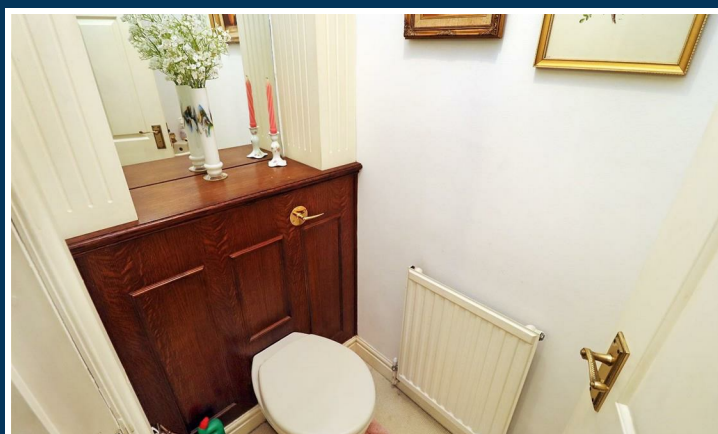
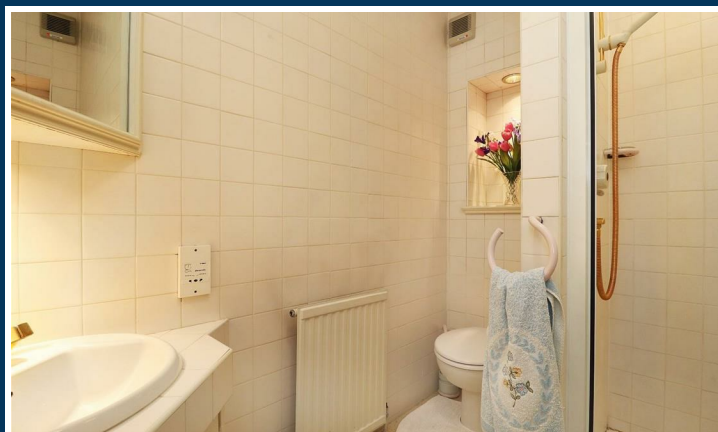
We understand the service charge is £4,314.84 per annum (£359.57 per month) and includes the Fixed Ground Rent. Also including cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Importantly, the service charge contributes to a substantial central reserve/sinking fund to ensure the building and grounds are maintained to a high standard. In addition, the ground floor apartments are exempt from associated costs related to the lift. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band F

NOTE

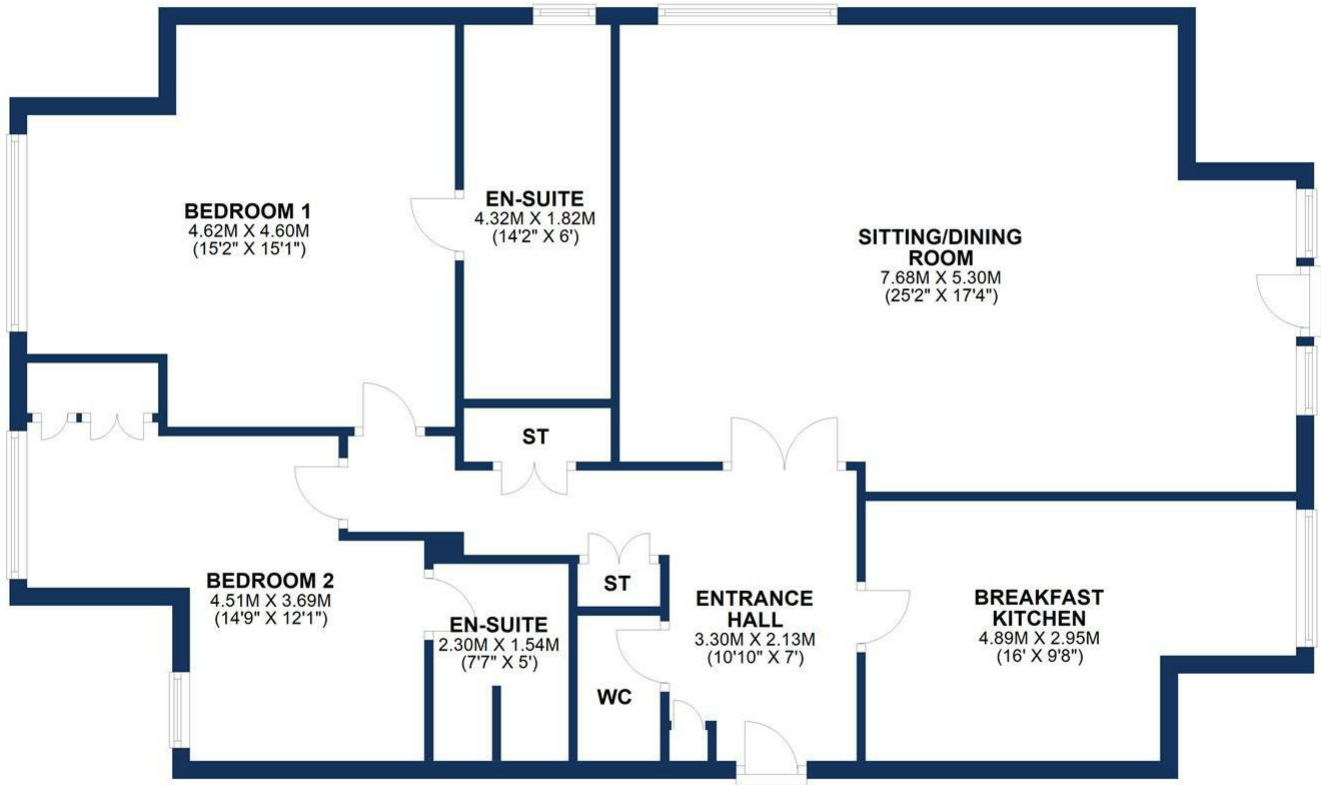
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 110.6 SQ. METRES (1190.3 SQ. FEET)



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