



14 GILBERT ROAD | HALE

£1,100,000

***NO ONWARD CHAIN**

A semi detached period house retaining much of the original character and charm, positioned at the head of a quiet cul de sac and with private south facing rear gardens. The well presented accommodation briefly comprises enclosed porch, entrance hall, sitting room with feature fireplace, dining room, morning room, fitted kitchen with integrated appliances, shower room/WC, primary bedroom with generous en suite bathroom/WC, four further bedrooms and family bathroom/WC. Gas fired central heating and double glazing. Garden room and attached double garage with electric door. Block paved driveway and landscaped grounds. Ideal location less than half a mile from Hale village.

POSTCODE: WA15 9NR

DESCRIPTION

This attractive semi detached period house is positioned toward the head of a quiet cul de sac. The location is highly sought after being less than a ½ mile distance from the centre of Hale with its range of individual shops, fashionable restaurants and train station and also lies within the catchment area of highly regarded primary and secondary schools. A little further is Altrincham town centre with its highly popular Market Hall that contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways.

Constructed to a traditional design in brick with partially rendered elevations beneath a pitched tile roof complemented by attractive gables and bay windows. The original period features have been retained such as a grand staircase, coved cornices and panelled doors enhanced by tall ceilings and tasteful decor.

The superbly proportioned accommodation is well presented throughout and approached beyond an enclosed porch with wide entrance hall beyond. There are two spacious reception rooms including a naturally light sitting room with stunning fireplace and French windows opening onto the paved rear terrace and separate dining room which is ideal for formal entertaining. Toward the rear a morning room leads onto the Shaker style fitted kitchen with integrated appliances and access to both the attached garage and rear gardens. Completing the ground floor is a shower room/WC.

At first floor level the excellent primary bedroom has the added advantage of an unusually large en suite bathroom/WC. Two further double bedrooms and generous single bedroom are served by the modern family bathroom/WC. Positioned on the upper floor is an additional double bedroom and storage room with potential to create a suite incorporating a shower room/WC.

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

Externally there is a substantial attached double garage with electrically operated door and wide block paved driveway providing off road parking. The delightful gardens are certainly a feature having been landscaped with a stone paved terrace, mature borders and well tended lawn. In addition, there is a garden room for occupation during the summer months and importantly with a southerly aspect at the rear to enjoy the sunshine throughout the day.

NB: Provision has been made for inclusive access which includes a lift operating from the entrance hall to bedroom four.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Glazed door set within a timber framed glazed surround.

ENTRANCE HALL

Stained glass/panelled hardwood front door beside a matching stained glass window. Spindle balustrade staircase to the first floor. Wood flooring. Wall light point. Coved cornice. Picture rail. Dado rail. Radiator.

SITTING ROOM

19'4" x 13'3" (5.89m x 4.04m)

Period fireplace surround with decorative tiled insert and cast iron open fire set upon a polished granite hearth. Timber framed double glazed French windows set within a matching bay to the rear. Natural wood flooring. Two wall light points. Coved cornice. Picture rail. Three radiators.

DINING ROOM

17'3" x 14'3" (5.26m x 4.34m)

Timber framed double glazed bay window to the front. Wood flooring. Coved cornice. Picture rail. Two radiators.

MORNING ROOM

13'3" x 11'2" (4.04m x 3.40m)

Two fitted dresser units. Timber framed double glazed window to the rear. Wood flooring. Wall light point. Coved cornice. Radiator.

KITCHEN

21'5" x 9'11" (6.53m x 3.02m)

Fitted with Shaker style wall and base units beneath granite effect heat resistant work-surfaces and inset 1 ½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include a double electric oven/grill, microwave oven and five ring gas hob with stainless steel chimney cooker hood above. Recess for dishwasher, automatic washing machine and tumble dryer. Additional inset stainless steel sink with mixer tap. Access to the attached garage. Double glazed/panelled hardwood door to the rear gardens. Two timber framed double glazed windows to side. Two velux windows. Wood flooring. Radiator.

SHOWER ROOM/WC

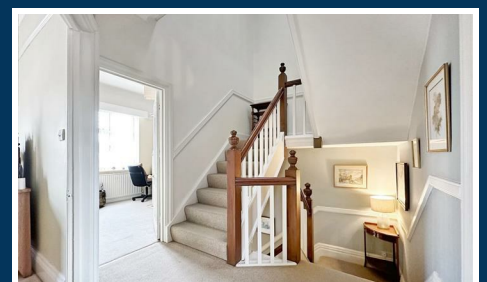
7'8" x 6'7" (2.34m x 2.01m)

White/chrome wall mounted wash basin with mixer tap and low-level WC. Electric shower. Tiled walls. Waterproof flooring. Recessed low-voltage lighting. Extractor fan. Tall heated towel rail.

FIRST FLOOR

LANDING

Spindle balustrade staircase the second floor. Coved cornice. Picture rail. Dado rail. Radiator.



BEDROOM ONE

14'3" x 13'5" (4.34m x 4.09m)

Fitted wardrobes containing hanging rails and shelving. Timber framed double glazed window to the front. Coved cornice. Picture rail. Radiator.

EN SUITE BATHROOM/WC

16'7" x 7'11" (5.05m x 2.41m)

White/chrome panelled bath with mixer tap, wall mounted wash basin with mixer tap and low-level WC. Wide tiled corner enclosure with thermostatic shower. Fitted linen cupboards with shelving. Two PVCu double glazed windows to the rear. Velux window. Partially tiled walls. Tiled floor. Wall light points. Two tall chrome heated towel rails.

BEDROOM TWO

17'2" x 13'3" (5.23m x 4.04m)

Cast-iron fireplace with decorative tiled insert and stone hearth. White/chrome corner wash basin. Timber framed double glazed window to rear. Coved cornice. Picture rail. Radiator.

BEDROOM THREE

13'3" x 11'2" (4.04m x 3.40m)

With access to the family bathroom and timber framed double glazed window to the rear. Recessed low-voltage lighting. Coved cornice. Picture rail. Radiator.

BEDROOM FOUR

10'2" x 9'3" (3.10m x 2.82m)

Currently used as a study with timber framed double glazed window to the front. Coved cornice. Picture rail. Radiator.

FAMILY BATHROOM/WC

8'6" x 7'4" (2.59m x 2.24m)

Fitted with a white/chrome suite comprising whirlpool bath with mixer tap plus thermostatic shower and screen above, semi recessed vanity wash basin with mixer tap and WC with concealed cistern. Two opaque PVCu double glazed windows to the side. Partially tiled walls. Tiled floor. Recessed low-voltage lighting. Shaver point. Extractor fan. Heated towel rail.

SECOND FLOOR

LANDING

Spindle balustrade. Roof light.

BEDROOM FIVE

23'10" x 14'3" (7.26m x 4.34m)

White/chrome circular wash basin with mixer tap. PVCu double glazed window to the side. Two Velux windows. Radiator.

STORAGE ROOM

13'3" x 5'2" (4.04m x 1.57m)

Roof light.

OUTSIDE

GARDEN ROOM

10'2" x 10'2" (3.10m x 3.10m)

Timber framed and double glazed with French windows to the paved terrace. Tiled floor. Power supply.

ATTACHED DOUBLE GARAGE

22'10" x 16'7" (6.96m x 5.05m)

Electrically operated up and over door. Floor standing gas central heating boiler. PVCu double glazed/panelled door to the rear. Opaque timber framed window to the side. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

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

COUNCIL TAX

Band F

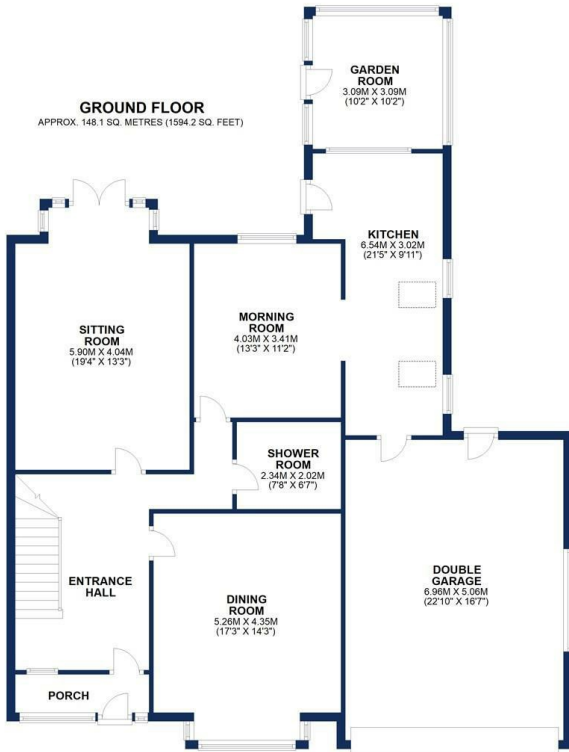
NOTE

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



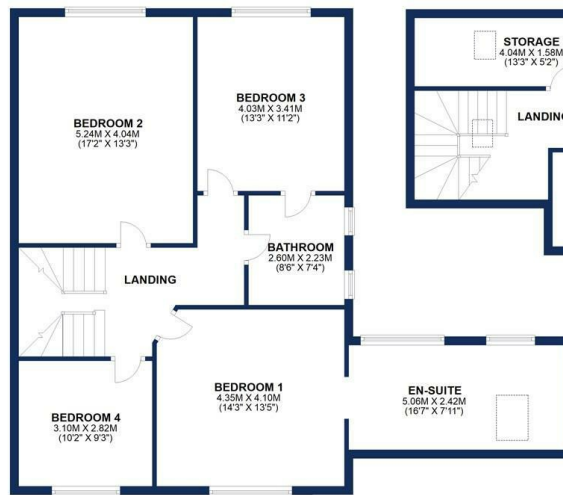
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GROUND FLOOR
APPROX. 148.1 SQ. METRES (1594.2 SQ. FEET)



TOTAL AREA: APPROX. 286.0 SQ. METRES (3076.4 SQ. FEET)
Floorplans For Illustrative Purposes Only

FIRST FLOOR
APPROX. 94.6 SQ. METRES (1018.6 SQ. FEET)



SECOND FLOOR
APPROX. 43.3 SQ. METRES (465.6 SQ. FEET)



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