



EDALE HOUSE 14 SANDIWAY PLACE | ALTRINCHAM

OFFERS OVER £900,000

A replanned bay fronted semi detached Victorian family house retaining much of the original character and charm with six double bedrooms and two bathrooms . Approximately 2,320 sq ft. Positioned in a highly regarded location adjacent to the market town of Altrincham. The superbly presented accommodation briefly comprises entrance hall, sitting room, full depth living/dining room, fitted kitchen, cloakroom/WC. Lower ground floor: bedroom four/studio/gym, bedroom five with access to the stone paved rear terrace and bedroom six with WC. First floor principle bedroom with en suite shower room/WC, two further double bedrooms and bathroom/WC. Gas fired central heating and double glazing. Off road parking and landscaped grounds.

POSTCODE: WA14 1HT

DESCRIPTION

Sandiway Place forms part of the Sandiway Conservation Area which includes a variety of period properties standing within mature gardens all of which combines to create an attractive setting. The position is ideal being approximately a ¼ mile distant from the shopping centre of Altrincham 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. The location is also within the catchment area of highly regarded primary and secondary schools. In addition, two hundred yards to the east is John Leigh Park with tennis courts and recreation areas for all age groups.

The accommodation incorporates rooms of generous size and great care has been taken to retain much of the original character and charm complemented by tasteful decor and quality fittings enhanced by tall ceilings, decorative cornices and cast iron fireplaces.

Approached beyond a stunning hardwood front door with leaded stained glass inserts and matching fan light, the entrance hall leads onto an elegant sitting room with feature fireplace and panelled dado. With the focal point of a wood burning stove set upon a stone hearth, the naturally light living/dining room overlooks the rear courtyard through a picture window as well as a tall bay window to the front. There is ample space for both a seating area and dining suite and is well suited for formal entertaining. The kitchen is fitted with beautiful Shaker style units enhanced by quartz work surfaces and a range of integrated appliances. Completing the ground floor is a cloakroom/WC.

The lower ground floor has been improved to produce adaptable living space and includes bedroom four currently used as a gym/studio, bedroom five with access to the stone paved rear terrace and a further bedroom six with adjoining WC. Furthermore there are ample storage areas.

At first floor level the excellent principle bedroom benefits from fitted wardrobes and luxurious en suite shower room/WC. Two further double bedrooms also have the added advantage of fitted furniture and are served by the well appointed family bathroom/WC complete with walk-in shower.

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

The pattern impressed driveway provides off road parking for two vehicles and there is gated access to the rear. The partially walled courtyard gardens are stone paved for ease of maintenance and there are two substantial outbuildings of timber construction.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Leaded stained glass/panelled front door and matching fan light. Stone paved reception area transitioning into hardwood flooring. Decorative corbels and cornice. Dado rail. Period style radiator.

SITTING ROOM

12'2" x 11'10" (3.71m x 3.61m)

Period style fireplace surround with cast iron insert and tiled hearth. Provision for a wall mounted flat screen television. Timber framed double glazed window to the front. Hardwood flooring. Decorative cornice. Picture rail. Panelled dado. Period style radiator.

LIVING/DINING ROOM

26'8" x 15' (8.13m x 4.57m)

Wood burning stove and stone hearth flanked by a fitted dresser unit. Timber framed angular bay with to the front. PVCu double glazed window to the rear set within timber framed side-screens and leaded stained glass top lights. Hardwood flooring. Decorative cornice. Three period style radiators.

KITCHEN

14' x 9'2" (4.27m x 2.79m)

Fitted with Shaker style wall and base units beneath quartz work surfaces and semi recessed ceramic sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, microwave oven, four ring ceramic hob with stainless steel cooker hood and dishwasher. Space for a fridge/freezer. Glazed/panelled door to the rear. Timber framed window to the rear. Wood flooring. Recessed LED lighting. Coved cornice. Period style radiator.

CLOAKROOM/WC

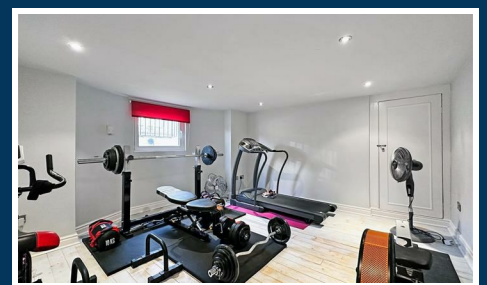
White/chrome pedestal wash basin with mixer tap and low-level WC. Timber framed window to the rear. Wood flooring. Recessed low-voltage lighting. Coved cornice. Panelled dado. Period style radiator/chrome heated towel rail.

LOWER GROUND FLOOR

BEDROOM FOUR

14'1" x 13'10" (4.29m x 4.22m)

Currently used as a gym. PVCu double glazed window to the front. Wood flooring. Recessed LED lighting. Radiator.



BEDROOM FIVE

17'6" x 11'9" (5.33m x 3.58m)

Access to a storage area housing the wall mounted gas central heating boiler. Opaque PVCu double glazed/panelled door to the rear. Recessed low-voltage lighting. Radiator.

BEDROOM SIX

11'10" x 10'2" (3.61m x 3.10m)

PVCu double glazed window to the front. Recessed low-voltage lighting. Radiator.

WC

White/chrome circular counter top wash basin with mixer tap and low-level WC. Tiled effect flooring. Recessed LED lighting. Chrome heated towel rail.

STORE ROOM

7'9" x 4'4" (2.36m x 1.32m)

Wood flooring. Recessed low-voltage lighting. Radiator.

FIRST FLOOR

LANDING

Spindle balustrade. Stained glass light well. Dado rail. Period style radiator.

BEDROOM ONE

17'2" x 12'4" (5.23m x 3.76m)

Cast iron fireplace with tiled hearth flanked by fitted wardrobes to both sides. Timber framed window to the rear. Recessed low-voltage lighting. Picture rail. Period style radiator.

EN SUITE SHOWER ROOM/WC

8'11" x 5'5" (2.72m x 1.65m)

White/chrome semi recessed vanity wash basin with mixer tap and low-level WC. Walk-in shower with thermostatic rain shower plus hand-held attachment set within tiled surrounds beyond a glass screen. Opaque timber framed window to the rear. Wood effect flooring. Panelled dado. Extractor fan. Period style radiator/chrome heated towel rail.

BEDROOM TWO

15' x 12'1" (4.57m x 3.68m)

Four door range of fitted wardrobes. Fitted dresser units flanking both side of the chimney breast. Three timber framed double glazed windows to the front. Recessed low-voltage lighting. Picture rail. Two period style radiators.

BEDROOM THREE

15'7" x 9'8" (4.75m x 2.95m)

Five door range of fitted wardrobes. Two timber framed double glazed windows to the front. Recessed low-voltage lighting. Picture rail. Period style radiator.

FAMILY BATHROOM/WC

9'3" x 8'3" (2.82m x 2.51m)

Fitted with a traditional white/chrome suite comprising panelled bath, pedestal wash basin and low-level WC. Walk-in shower with thermostatic rain shower plus hand-held attachment set within tiled surrounds beyond a glass screen. Opaque timber framed window to the rear. Wood effect flooring. Recessed LED lighting. Panelled dado. Period style radiator/chrome heated towel rail.

OUTSIDE

Substantial timber outhouse accessed via a stable door with water, light and power supplies.

Workshop constructed in timber with light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

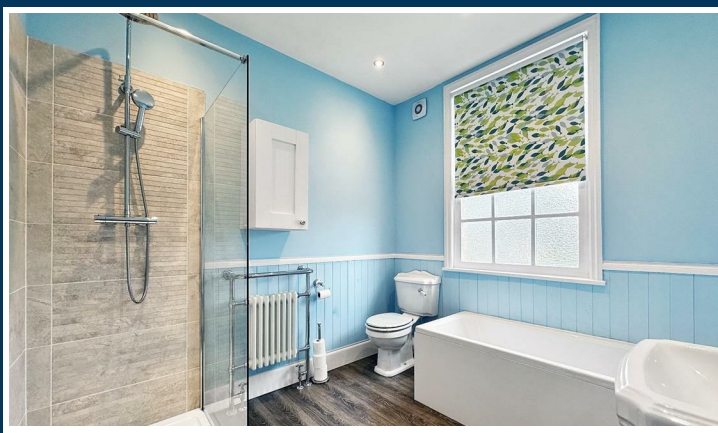
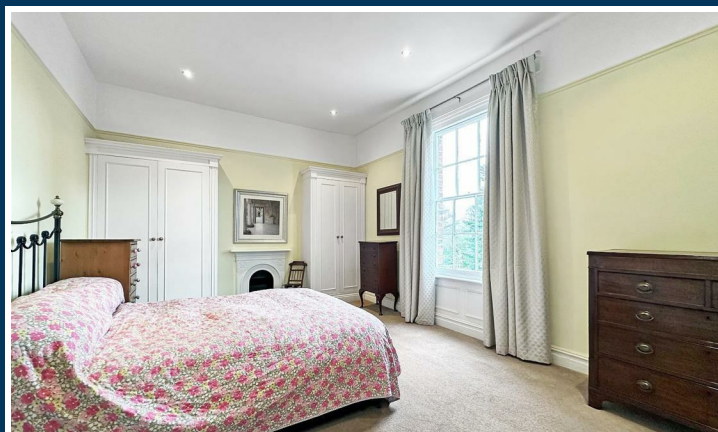
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

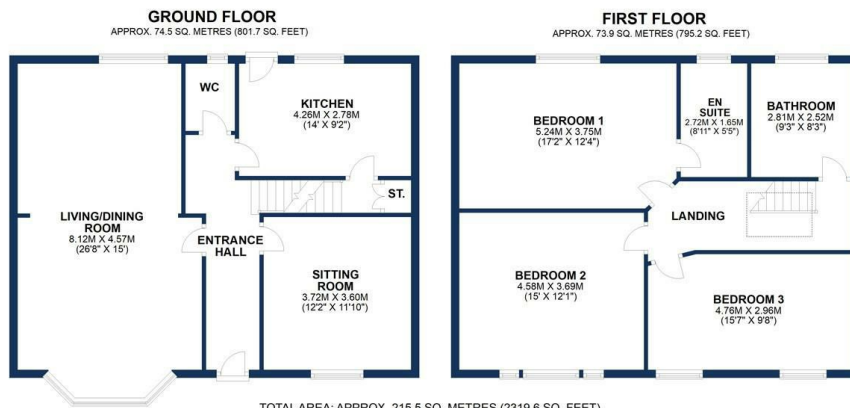
Band E

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.



TOTAL AREA: APPROX. 215.5 SQ. METRES (2319.6 SQ. FEET)

Floorplans 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