

25 RIDDINGS ROAD | HALE

£1,595,000

A stunning detached property positioned on a quiet cul de sac with exceptional open plan living space and beautiful landscaped grounds.

The superbly presented accommodation briefly comprises entrance hall, sitting room, family room, living/dining kitchen, utility room, study, cloakroom/WC, primary bedroom with en suite shower room/WC, three further bedrooms and family bathroom/WC. Gas fired central heating, pressurised hot water system and double glazing. Cat6 data cabling. Driveway and detached double garage. Southerly facing rear gardens. Ideal location approximately half a mile from the village of Hale.

POSTCODE: WA15 9DS

DESCRIPTION

Riddings Road is a quiet cul de sac containing properties of individual design, set well back from the carriageway and standing within mature surroundings. The location is highly sought after being approximately a 1/2 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 which 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.

This exceptional modern detached family house features attractive rendered and brick elevations with anthracite aluminium window frames and includes large areas of glazing to create a naturally light interior. The accommodation combines well conceived planning and superb interior design to include an outstanding contemporary kitchen with exquisite Corian centre island and range of Siemens appliances complemented by lavish bathrooms furnished with white sanitary ware and chrome fittings.

The ground floor is largely laid out for open plan living but split into distinctive areas. The centre piece is a stunning fitted kitchen with bi-folding windows opening onto the paved rear terrace and adjacent living/dining area with brushed concrete flooring and integrated Sonos speaker system. Furthermore there is a spacious dual aspect family room and generously proportioned living room with substantial picture window framing delightful views across the landscaped grounds. In addition, there is a fully fitted study which may prove invaluable for those who choose to work from home, useful utility room and well appointed cloakroom/WC.

At first floor level the primary bedroom benefits from fitted furniture and luxurious en suite shower room/WC. There are three further bedrooms with fitted wardrobes and sumptuous family bathroom/WC complete with free standing oval bath and walk-in shower.

Gas fired central heating has been installed together with double glazing, pressurised hot water, plumbed underfloor heating to the open plan living space and electric underfloor heating to the wash rooms. Cat6 data cabling has also been installed alongside provision for wall mounted flat screen televisions and there is an integrated Nest home system providing control for the heating, door bell/camera and smoke alarms.

The beautiful landscaped gardens are certainly a feature with extensive paved terrace and al fresco dining area which is ideal for entertaining during the summer months. There are large areas of artificial grass and great care has been taken to create a high degree of privacy through the use of mature trees and fencing. Importantly with a southerly aspect to enjoy the sunshine throughout the day and the added advantage of exterior lighting to further enhance the grounds during the evening.

The paved driveway extends to the side of the property and provides parking for several cars with detached double garage beyond. There is also an EV charging point and gated access to the rear.

The loft space presents an opportunity to create additional living space, subject to obtaining the relevant approval.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Hardwood front door set with matching double glazed side screens.

ENTRANCE HALL

18'1" x 18'11" (5.51m x 5.77m)

Panelled staircase to the first floor. Under-stair storage cupboard with space for hanging coats and jackets. Brushed concrete flooring. Recessed LED lighting. Radiator.

FAMILY ROOM

13'11" x 13'3" (4.24m x 4.04m)

Provision for a wall mounted flatscreen television. Aluminium framed double glazed windows to the front and side. Recessed LED lighting. Coved cornice. Radiator.

SITTING ROOM

19'2" x 13'3" (5.84m x 4.04m)

Provision for a wall mounted flatscreen television and sound bar. Aluminium framed double glazed picture window to the rear. Aluminium framed double glazed window to the side. Recessed LED lighting. Coved cornice. Two radiators.

LIVING/DINING KITCHEN

36'5" x 28'5" (11.10m x 8.66m)

Brushed concrete flooring with plumbed underfloor heating and planned to incorporate:

LIVING/DINING AREA

Provision for a wall mounted flatscreen television. Integrated Sonos ceiling speakers. Aluminium framed double glazed French window to the gardens. Two aluminium framed double glazed picture windows to the rear. Two Velux windows. Recessed LED lighting.

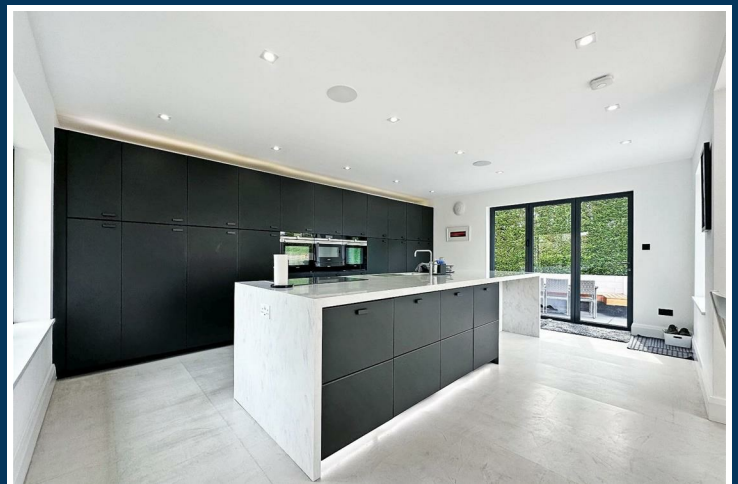
KITCHEN

Fitted with a full length range of matt black units incorporating Siemens integrated appliances which include two combination microwave/oven/grills, oven/grill and warming drawer plus Neff larder fridge and larder freezer. Corian centre island with breakfast bar, under-mount ceramic sink and Quooker instant hot water/mixer tap, five zone Siemens induction hob, dishwasher and wine/drinks fridge. Integrated Sonos ceiling speakers. Aluminium framed bi-folding double glazed windows to the paved rear terrace. Aluminium framed double glazed picture windows to the front and side. Recessed LED lighting.

UTILITY ROOM

8'1" x 6'6" (2.46m x 1.98m)

Matt grey wall and base units beneath quartz work-surfaces and under-mount stainless steel sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Aluminium framed double glazed window to front. Recessed LED lighting. Extractor fan. Heated towel rail.



STUDY

14'1" x 8'9" (4.29m x 2.67m)

Fitted with a twin pedestal acrylic desk, matching bookshelves and cupboards. Concealed wall mounted gas central heating boiler and pressurised hot water cylinder. Three aluminium framed double glazed windows to the side. Recessed LED lighting. Radiator.

CLOAKROOM/WC

6'8" x 4'3" (2.03m x 1.30m)

White/chrome wall mounted acrylic wash basin with mixer tap and cantilevered WC with concealed cistern set within a terrazzo effect tiled surround. Opaque aluminium framed double glazed window to the side. Brushed concrete flooring. Recessed LED lighting. Extractor fan. Radiator.

FIRST FLOOR

LANDING

18'1" x 11'11" (5.51m x 3.63m)

Aluminium framed double glazed picture window to the front. Recessed LED lighting.

BEDROOM ONE

16'3" x 13'3" (4.95m x 4.04m)

Fitted with a seven door range of white wardrobes containing hanging rails and shelving. Aluminium framed double glazed windows to the side and rear. Radiator.

EN SUITE SHOWER ROOM/WC

7' x 3'10" (2.13m x 1.17m)

White/chrome vanity wash basin with mixer tap and low-level WC. Wide tiled shower enclosure with thermostatic rain shower first handheld attachment. Opaque aluminium framed double glazed window to the side. Partially tiled walls. Tiled floor. Recessed LED lighting. Shaver point. Extractor fan. Electric underfloor heating. Heated towel rail.

BEDROOM TWO

12'2" x 11'11" (3.71m x 3.63m)

White fitted wardrobes containing hanging rails and shelving. Aluminium framed double glazed window to the rear. Radiator.

BEDROOM THREE

13'11" x 13'3" (4.24m x 4.04m)

White fitted wardrobes containing hanging rails and shelving plus matching chest of drawers. Aluminium framed double glazed window to the front. Radiator.

BEDROOM FOUR

11'7" x 8'1" (3.53m x 2.46m)

White fitted wardrobes containing hanging rails and shelving. Aluminium framed double glazed window to the front. Radiator.

FAMILY BATHROOM/WC

16'9" x 6'11" (5.11m x 2.11m)

Fitted with a white/chrome suite comprising freestanding oval bath with wall mounted mixer/shower tap and adjacent thermostatic rain-shower beyond a glass screen, acrylic wall mounted wash basin with mixer tap and cantilevered WC with concealed cistern. Opaque aluminium framed double glazed window to the side. Two Velux windows. Marble effect tiled walls and floor. Recessed LED lighting. Extractor fan. Shaver point. Electric underfloor heating. Heated towel rail.

OUTSIDE

EV Charging Point.

DETACHED DOUBLE GARAGE

18'8" x 18'8" (5.69m x 5.69m)

Up and over door. Loft storage area. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

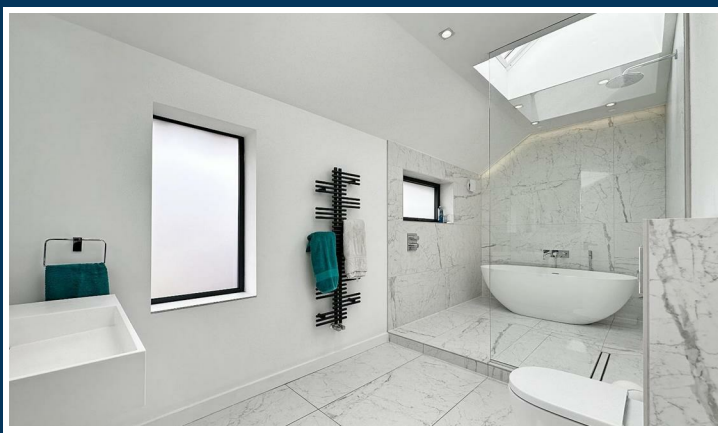
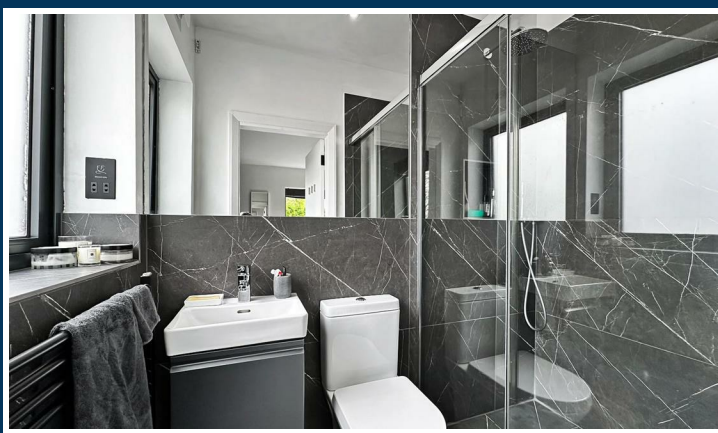
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

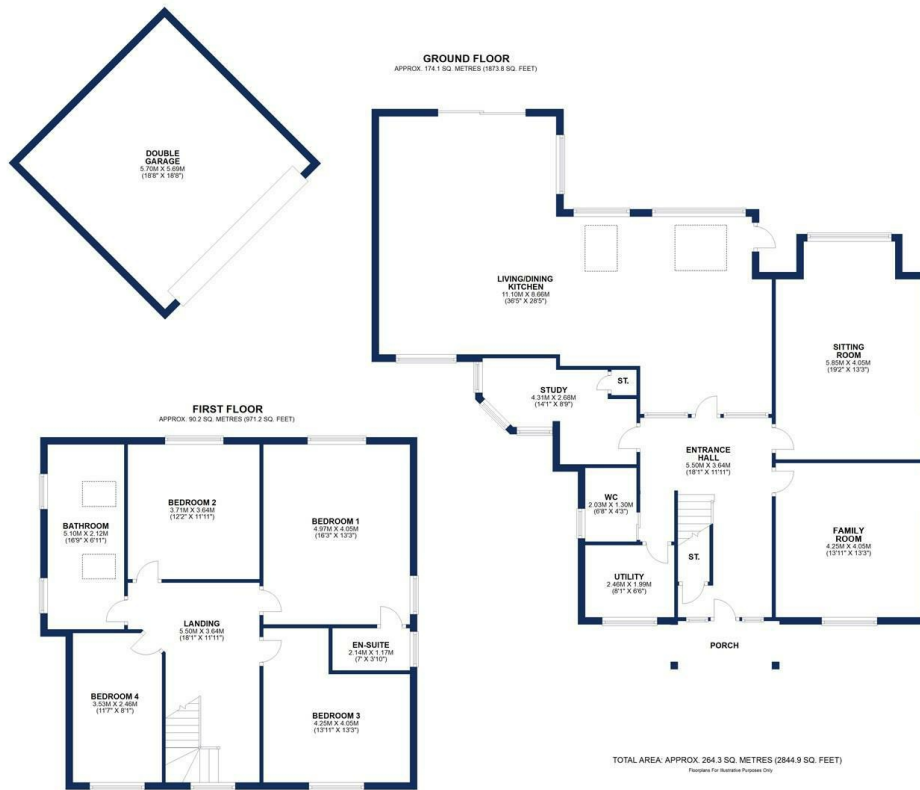
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NOTE

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



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