



11 GILBERT ROAD | HALE

£1,250,000

An extended Edwardian semi detached family house with exceptional open plan living space and landscaped grounds. Retaining much of the original character and charm. The superbly proportioned accommodation briefly comprises covered porch, entrance hall, sitting room with feature fireplace, spacious dining room with bay window, contemporary living/dining kitchen, utility room, cloakroom/WC, master bedroom with en suite shower room/WC, five further bedrooms and two bathroom/WCs. Two cellar chambers. Gas fired central heating, pressurised hot water system and double glazing. Off road parking and attached garage.

POSTCODE: WA15 9NR

DESCRIPTION

This semi detached family house was constructed during the Edwardian era to a traditional design in brick with partially rendered elevations beneath a pitched tile roof complemented by attractive gables, bay windows and leaded lights. The original period features have been retained such as a grand staircase, coved cornices and panelled doors enhanced by tall ceilings and tasteful decor. Importantly the ground floor benefits from a substantial extension creating exceptional open plan living space with underfloor heating and bi-folding windows opening onto a raised terrace with glass balustrade and steps down to the lawned gardens.

Upon entering the feeling of space is apparent and a wide entrance hall leads to the cloakroom/WC, sitting room with the focal point of a period fireplace surround and generous dining room which is ideal for formal entertaining. Toward the rear is a stunning Shaker style fitted kitchen with Neff integrated appliances and adjacent living/dining area with vaulted ceiling and wood burning stove set upon a polished granite hearth. The carefully planned utility room provides access to the garage and basement which comprises two chambers with one currently used as a workshop and the other for additional storage.

At first floor level the master bedroom has the added advantage of a modern en suite shower room/WC. There is another spacious double bedroom with contemporary fitted furniture, two further bedrooms and bathroom/WC fitted with a traditional style suite. Positioned on the upper floor are two further bedrooms of excellent size with commanding tree lined views and bathroom/WC.

Gas fired central heating and a pressurised hot water system have been installed together with double glazing.

Externally there is a substantial attached garage with remotely operated door and resin bound gravel driveway. The beautiful gardens are also a feature having been landscaped with stone paved terraces, raised flower beds, block paved pathway and manicured lawn all screened by mature borders with a fence perimeter.

Positioned toward the head of a quiet cul de sac the location is highly sought after being less than 1/2 mile distant 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 in addition the area is well placed for the surrounding network of motorways.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Opaque leaded light/panelled front door. Quarry tiled floor.

ENTRANCE HALL

18'7" x 9'5" (5.66m x 2.87m)

Spindle balustrade staircase to the first floor. Built-in bookshelves and under-stair storage cupboard. Opaque leaded/stained glass window with secondary glazing to the front. Coved cornice. Radiator.

CLOAKROOM/WC

Modern white/chrome vanity wash basin with mixer tap and low-level WC. Space for hanging coats and jackets. Tiled floor. Extractor fan.

SITTING ROOM

18'8" x 15'3" (5.69m x 4.65m)

Period fireplace surround with marble insert/hearth and living flame coal effect gas fire framed in brass. Timber framed double glazed bay window to the front. Five wall light points. Coved cornice. Two radiators.

DINING ROOM

21'6" x 12'8" (6.55m x 3.86m)

Timber framed bay window with opaque leaded top light to the rear. Coved cornice. Radiator.

LIVING/DINING KITCHEN

With underfloor heating and planned to incorporate:

KITCHEN

21'10" x 12'1" (6.65m x 3.68m)

Fitted with a comprehensive range of Shaker style units beneath contrasting polished granite work surfaces/up-stands and under-mount 1 1/2 bowl stainless steel sink with mixer tap. Integrated Neff appliances include an electric fan oven/grill, combination microwave/oven/grill with deep warming drawer beneath, four ring gas hob plus wok burner with wide stainless steel chimney cooker hood above and dishwasher. Space for an American style fridge freezer. Timber framed double glazed window to the rear. Karndean tile effect flooring. Recessed LED lighting.

LIVING/DINING ROOM

21'11" x 13'2" (6.68m x 4.01m)

Wood burning stove and polished granite hearth plus recessed log store. Built-in media unit. Vaulted ceiling with glazed gable. Timber framed double glazed bi-folding windows to the rear. Timber framed double glazed window to the side. Velux window. Hardwood flooring. Recessed LED lighting.

UTILITY ROOM

12'8" x 16'9" (3.86m x 5.11m)

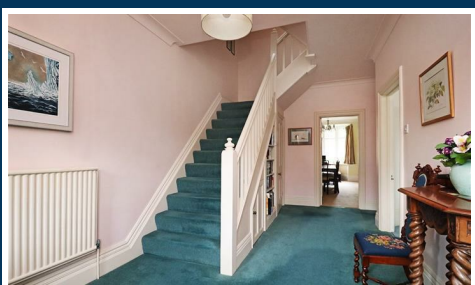
Contemporary high gloss wall and base units beneath wood effect heat resistant work surfaces/up-stands and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Platform with space for an automatic washing machine and tumble dryer. Wall mounted gas central heating boiler. Velux window. Karndean tile effect flooring. Extractor fan. Access to the attached garage.

BASEMENT

CHAMBER ONE/WORKSHOP

21'7" x 5'8" (6.58m x 1.73m)

Pressurised hot water system. Timber framed double glazed window to the rear. Light and power supplies.



CHAMBER TWO

Light.

FIRST FLOOR

LANDING

Built-in linen cupboard with shelving. Spindle balustrade staircase to the second floor. Covered cornice. Radiator.

BEDROOM ONE

15'3" x 14'8" (4.65m x 4.47m)

Timber framed double glazed window with leaded/secondary glazed top light to the front. Covered cornice. Radiator.

EN SUITE SHOWER ROOM/WC

10'8" x 4'2" (3.25m x 1.27m)

Modern white/chrome pedestal wash basin with mixer tap and low-level WC. Wide tiled shower enclosure with thermostatic shower. Opaque timber framed double glazed window to the side. Partially tiled walls. Heated tiled floor. Recessed low-voltage lighting. Wall light point. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

18'4" x 12'8" (5.59m x 3.86m)

Contemporary fitted furniture including twin pedestal dressing table flanked by full height wardrobes with sliding doors containing hanging rails, drawers and shelving. Timber framed double glazed window to the rear. Recessed low-voltage lighting. Wall light point. Covered cornice. Radiator.

BEDROOM THREE

11'4" x 11'2" (3.45m x 3.40m)

Currently used as a craft room. Timber framed window to the rear. Covered cornice. Radiator

BEDROOM FOUR

9'8" x 9'5" (2.95m x 2.87m)

Currently used as an office with fitted desk and bookshelves. Timber framed double glazed window with leaded/secondary glazed top light to the front. Covered cornice. Radiator.

BATHROOM/WC

10'8" x 6'1" (3.25m x 1.85m)

Fitted with a traditional white/chrome suite comprising panelled bath with mixer/shower tap plus thermostatic shower and screen above, pedestal wash basin and low-level WC all set within tiled surrounds. Opaque timber framed double glazed window to the side. Heated tiled floor. Recessed low-voltage lighting. Wall light point. Dado rail. Shaver point. Extractor fan. Radiator.

SECOND FLOOR

LANDING

Built-in storage cupboard with shelving. Spindle balustrade. Roof light.

BEDROOM FIVE

12'10" x 12'2" (3.91m x 3.71m)

Timber framed window to the rear. Picture rail. Radiator.

BEDROOM SIX

12'11" x 12'1" (3.94m x 3.68m)

Built-in eaves wardrobe with sliding door containing hanging rail and adjoining storage cupboard with sliding door. PVCu double glazed window to the side. Picture rail. Radiator.

BATHROOM/WC

12'2" x 5'9" (3.71m x 1.75m)

Fitted with a white/chrome suite comprising panelled bath with thermostatic shower and screen above, pedestal wash basin and low-level WC. Built-in storage cupboard with shelving. Velux window. Recessed low-voltage spotlights. Radiator.

OUTSIDE

ATTACHED GARAGE

16'4" x 12'9" (4.98m x 3.89m)

Remotely operated up and over door. Light and power supplies. Hardwood door to the side. Velux window.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

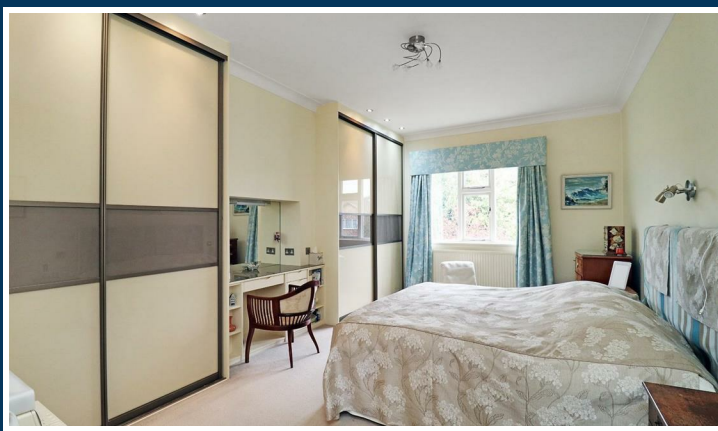
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band F

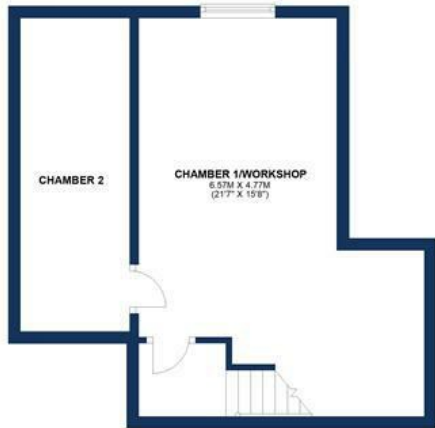
NOTE

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

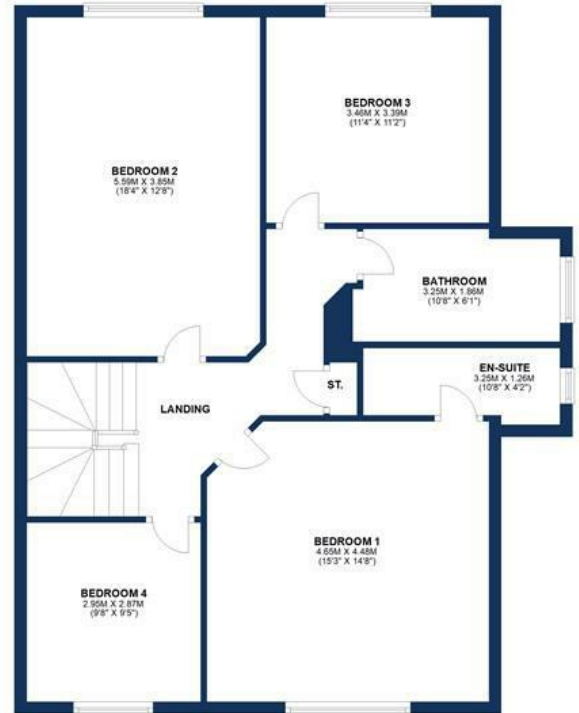


Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, 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.

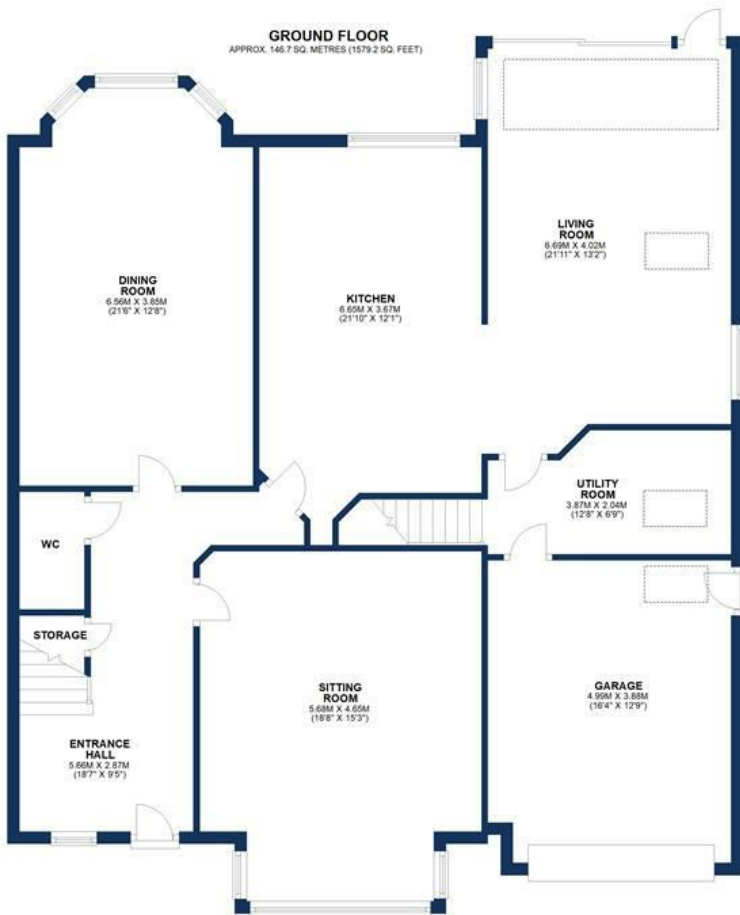
BASEMENT
APPROX. 25.4 SQ. METRES (273.3 SQ. FEET)



FIRST FLOOR
APPROX. 89.6 SQ. METRES (964.9 SQ. FEET)



GROUND FLOOR
APPROX. 146.7 SQ. METRES (1579.2 SQ. FEET)



SECOND FLOOR
APPROX. 48.0 SQ. METRES (516.2 SQ. FEET)



TOTAL AREA: APPROX. 309.7 SQ. METRES (3333.7 SQ. FEET)

Plans are 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