



## 4 LYNDHURST DRIVE | HALE

OFFERS IN THE REGION OF £1,150,000

An extended and replanned double fronted detached family house standing within beautiful landscaped grounds and positioned approximately  $\frac{3}{4}$  of a mile distance from the village of Hale. The superbly presented accommodation briefly comprises enclosed porch, entrance hall, dining room, sitting room, fitted dining kitchen, utility room, garden room, ground floor double bedroom and shower room/WC, primary bedroom with en suite bathroom/WC, two further double bedrooms with en suite facilities, additional double bedroom and family bathroom/WC. Gas fired central heating and PVCu double glazing. Remotely operated gates, block paved driveway and detached double garage.



POSTCODE: WA15 8EA

## DESCRIPTION

Lyndhurst Drive is a quiet cul de sac containing houses of individual design set well back from the carriageway and standing within mature surroundings. The location is highly sought after being approximately ¾ of a 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 the comprehensive shopping centre of Altrincham 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 attractive double fronted detached family house has been constructed to a traditional design characterised by full height bay windows beneath a pitched tiled roof. The landscaped gardens are an undoubted feature and great care has been taken to create an interesting array of mature trees and shrubs alongside manicured lawns with the added advantage of a full width stone paved terrace at the rear which is ideal for alfresco entertaining during the summer months.

The superbly presented accommodation has been substantially extended over the years and is approached beyond remotely operated wrought iron gates. The block paved driveway provides ample parking and leads to the detached garage also with remotely operated access.

Internally the entrance hall features a turned spindle balustrade staircase flanked by a formal dining room and spacious dual aspect sitting room with the focal point of stone fireplace surround and matching hearth. The kitchen is fitted with Shaker style units complemented by polished granite work surfaces and provides ample space for a dining suite and, in addition, there is a useful utility room. The garden room opens onto the aforementioned terrace via glazed bi-folding doors and the adjoining double bedroom plus shower room/WC could be used as an almost self contained suite.

At first floor level the excellent primary bedroom benefits from far reaching tree lined views towards the city of Manchester and en suite bathroom/WC complete with separate shower enclosure. There are two further en suite double bedrooms, a further double bedroom with dressing area and fitted wardrobes and family bathroom/WC.

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

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Double opening PVCu double glazed/panelled front door.

#### ENTRANCE HALL

Turned spindle balustrade staircase to the first floor. Under-stair storage cupboard. Laminate wood flooring. Gate entry phone. Radiator.

#### DINING ROOM

13'1" x 11'2" (3.99m x 3.40m)

PVCu double glazed bay window to the front. Coved cornice. Radiator.

#### SITTING ROOM

23'5" x 12'2" (7.14m x 3.71m)

Stone effect fireplace surround and hearth. PVCu double glazed windows to the front and side. Laminate wood flooring. Four wall light points. Coved cornice and ceiling moulding. Radiator.

#### DINING KITCHEN

21'4" x 11'2" (6.50m x 3.40m)

Fitted with a comprehensive range of Shaker style wall and base units beneath polished granite work-surfaces/up-stands and inset 1 ½ bowl composite drainer sink with mixer tap and tiled splash-back. Display units. Recess for a range cooker with extractor/light above. Integrated dishwasher and automatic washing machine. Recess for a fridge/freezer. Ample space for a dining suite. PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting. Coved cornice. Radiator.

#### UTILITY ROOM

11'5" x 4'3" (3.48m x 1.30m)

With the continuation of the kitchen units with heat resistant work-surfaces and inset composite circular sink with mixer tap. Recess for a fridge/freezer. Concealed wall mounted gas central heating boiler. PVCu double glazed door to the side. PVCu double glazed windows to the side and rear. Tiled floor. Recessed LED lighting. Coved cornice.

#### GARDEN ROOM

16'3" x 7'10" (4.95m x 2.39m)

Double glazed bi-folding doors to the rear terrace. Small paned double opening doors to the sitting room. Double glazed window to the rear. Three wall light points. Laminate wood flooring. Coved cornice. Radiator.

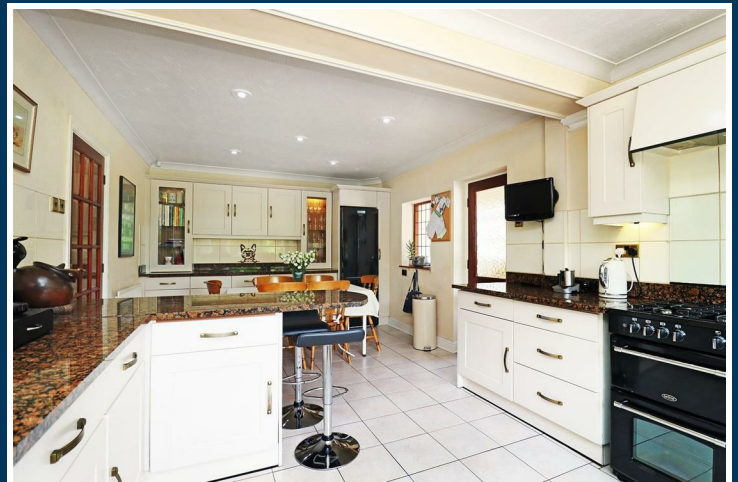
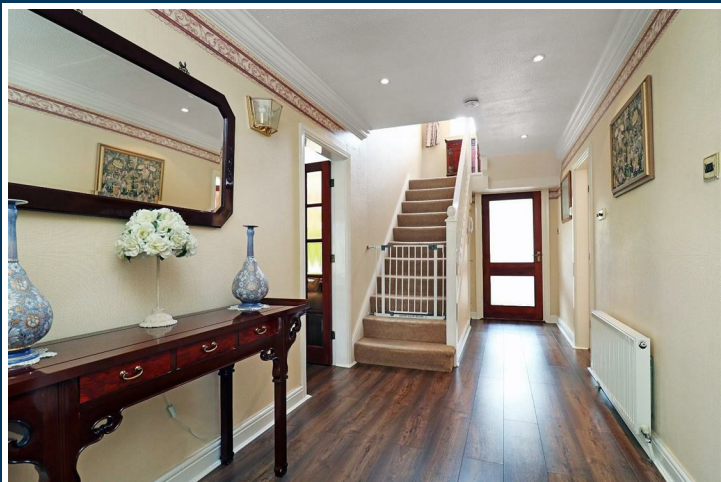
#### BEDROOM FIVE

15'10" x 7'10" (4.83m x 2.39m)

PVCu double glazed window to the front. Double glazed window to the rear. Coved cornice. Radiator.

#### SHOWER ROOM/WC

White/chrome vanity wash basin with mixer tap and low-level WC. Tiled enclosure with shower. Opaque PVCu double glazed window to the rear. Fully tiled. Coved cornice. Chrome heated towel rail.



## FIRST FLOOR

### LANDING

Turned spindle balustrade. PVCu double glazed window to the front. Access to the partially boarded loft space via retractable ladder. Coved cornice.

### BEDROOM ONE

21'8" x 11'3" (6.60m x 3.43m)

PVCu double glazed window to the rear. Radiator.

### EN SUITE BATHROOM/WC

7'10" x 6'4" (2.39m x 1.93m)

Fitted with a white suite comprising panelled bath with mixer/shower tap, vanity wash basin with mixer tap and low-level WC. Tiled enclosure with electric shower. Opaque PVCu double glazed window to the rear. Tiled walls. Laminate wood flooring. Shaver point. Extractor fan. Two chrome heated towel rails.

### BEDROOM TWO

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

Fitted with a full length range of mirror fronted wardrobes containing hanging rails and shelving. PVCu double glazed window to the front. Radiator.

### EN SUITE BATHROOM/WC

10'3" x 7'9" (3.12m x 2.36m)

Fully tiled and fitted with a white/chrome suite comprising whirlpool bath with mixer/shower tap, vanity wash basin with mixer tap and low-level WC. Tiled enclosure with pumped rain shower, handheld attachment and body jets. Airing cupboard with shelving and radiator. Opaque double glazed window to the side. Recessed LED lighting. Shaver point. Extractor fan. Heated towel rail.

### BEDROOM THREE

13'1" x 11'2" (3.99m x 3.40m)

PVCu double glazed bay window to the front. Radiator.

### EN SUITE SHOWER ROOM/WC

7'9" x 3'11" (2.36m x 1.19m)

White vanity wash basin with mixer tap and low-level WC. Tiled enclosure with electric shower. Opaque PVCu double glazed window to the side. Tiled walls. Laminate wood flooring. Shaver point. Extractor fan. Chrome heated towel rail.

### BEDROOM FOUR

12'2" x 7'10" (3.71m x 2.39m)

Dressing area with mirror fronted wardrobes containing hanging rails and shelving, recessed low-voltage lighting and coved cornice. PVCu double glazed window to the rear. Radiator.

### BATHROOM/WC

9'4" x 6'9" (2.84m x 2.06m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap plus pumped shower and screen above, semi recessed vanity wash basin with mixer tap and low-level WC. Airing cupboard with shelving and housing the hot water cylinder. Light well. Tiled walls. Laminate wood flooring. Recessed LED lighting. Chrome heated towel rail.

## OUTSIDE

### DETACHED DOUBLE GARAGE

Remotely operated up and over door. Light and power supplies. PVCu door to the side. Opaque PVCu double glazed window to the side.

### SERVICES

All mains services are connected.

### POSSESSION

Vacant possession upon completion.

### TENURE

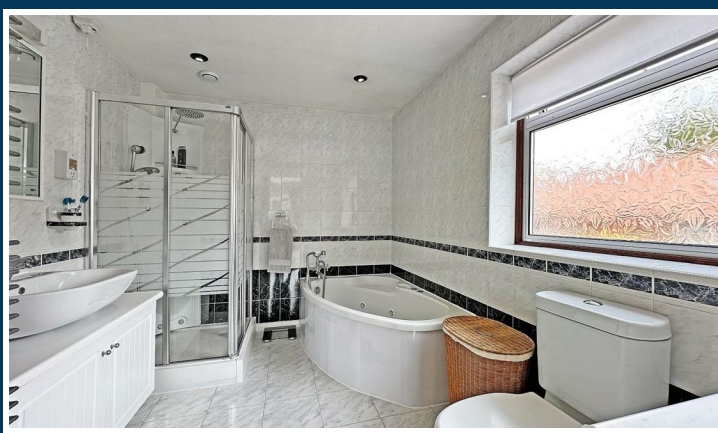
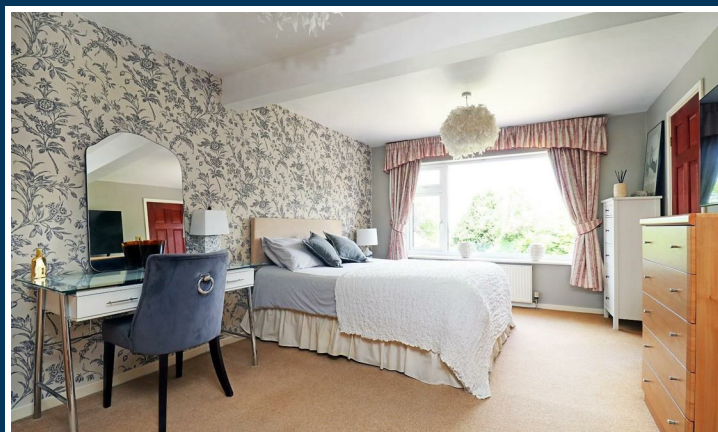
We are informed the property is Freehold. This should be verified by your Solicitor.

### COUNCIL TAX

Band G

### NOTE

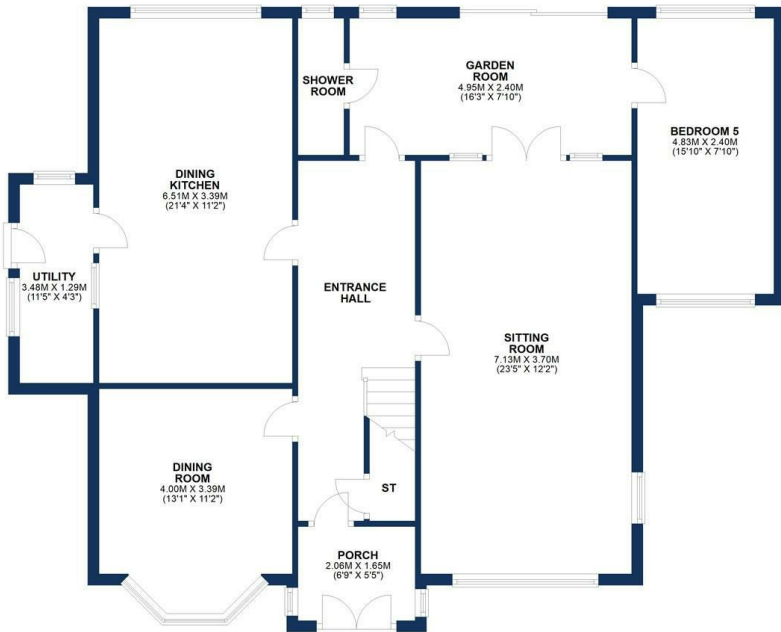
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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**GROUND FLOOR**  
APPROX. 109.9 SQ. METRES (1182.6 SQ. FEET)



**FIRST FLOOR**  
APPROX. 91.3 SQ. METRES (982.6 SQ. FEET)



TOTAL AREA: APPROX. 201.2 SQ. METRES (2165.2 SQ. FEET)  
EXCLUDING GARAGE  
Floorplans For Illustrative Purposes Only



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