



## 6 PADDOCK LANE | DUNHAM MASSEY

OFFERS OVER £750,000

An extended and superbly presented semi-detached family house of traditional design with views over open countryside to both the front and rear. The accommodation briefly comprises covered porch, wide entrance hall, sitting room with inglenook fireplace, naturally light and spacious living/breakfast kitchen, dining conservatory with French windows to the paved terrace, ground floor double bedroom/reception room, shower room and separate WC. Three excellent bedrooms and bathroom/WC at first floor level. Gas fired central heating and double glazing. Further potential to convert the loft space subject to approval. Planning permission granted for additional ground floor living space. Driveway providing off road parking and rear gardens approximately 120' in length. Semi rural location a little over three miles from Altrincham town centre.

POSTCODE: WA14 5RP

## DESCRIPTION

Constructed circa 1928 this substantial semi-detached family house is positioned in an enviable semi-rural location with the benefit of views across open countryside to both the front and rear. It is hard to imagine approximately three miles to the east lies the comprehensive shopping centre of Altrincham with its highly popular Market Hall which contains a variety of small independent retailers and informal dining options. The property is also well placed being within easy reach of the Trans Pennine Trail and the National Trust's Dunham Massey Hall and Park.

The superbly presented accommodation has been extended and improved by incorporating quality fittings whilst retaining much of the original character including panelled doors, spindle balustrade staircase and decorative ceiling mouldings. Recently installed modern enhancements include maintenance free, flush fitting windows by "The Residence Collection".

Immediately upon entering the feeling of space is readily apparent with a welcoming reception area leading onto an outstanding living/breakfast kitchen with hand crafted units, polished granite work surfaces and matching centre island complemented by a vaulted ceiling with full height glazed gable overlooking the delightful rear gardens. An adjacent dining conservatory is approached through bespoke bi-folding doors and is ideal for formal entertaining with the added advantage of French windows opening onto the stone paved rear terrace. Furthermore, there is an elegant sitting room with the focal point of an attractive inglenook fire place and ground floor double bedroom/reception room served by a fully tiled shower room and separate cloakroom/WC.

At first floor level there are three excellent bedrooms and well appointed family bathroom/WC. There is also further scope to create a substantial primary suite within the roof space, subject to obtaining the relevant approval.

In addition, planning permission has been granted for a ground floor extension. Trafford Planning Reference 103134/HHA/21.

The grounds are certainly a feature with a wide frontage and long gravel driveway extending to the side of the property beyond double opening timber gates. French windows from both the living/breakfast kitchen and dining conservatory open onto the stone paved rear terrace and gardens approximately 120' in length are laid mainly to lawn, surrounded by well stocked borders and screened by a variety of mature trees.

## ACCOMMODATION

### GROUND FLOOR: COVERED PORCH

Quarry tiled floor beneath a pitched tile roof.

### ENTRANCE HALL

Approached through an opaque leaded light/panelled hardwood front door with spindle balustrade staircase to one side. Deep under stair storage with premium double glazed window to the side and ample space for hanging coats and jackets. Premium double glazed window to the side. Natural wood flooring. Decorative ceiling moulding and partially panelled walls. Cornice. Radiator.

### INNER HALL

Providing a concealed built-in utility area with recess for an automatic washing machine and tumble dryer beneath a natural wood work surface and housing the wall mounted gas central heating boiler. Pantry cupboard with shelving. Tiled floor. Recessed low-voltage lighting. Plumbed under floor heating.

### LIVING/BREAKFAST KITCHEN

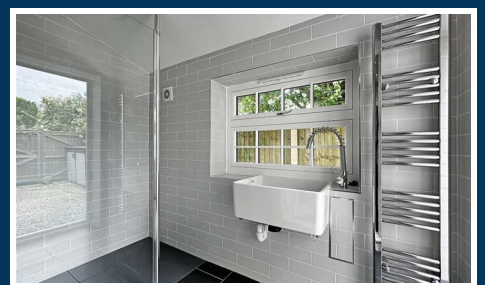
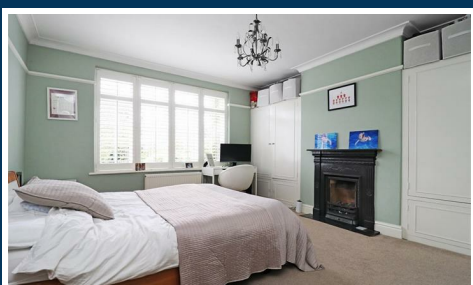
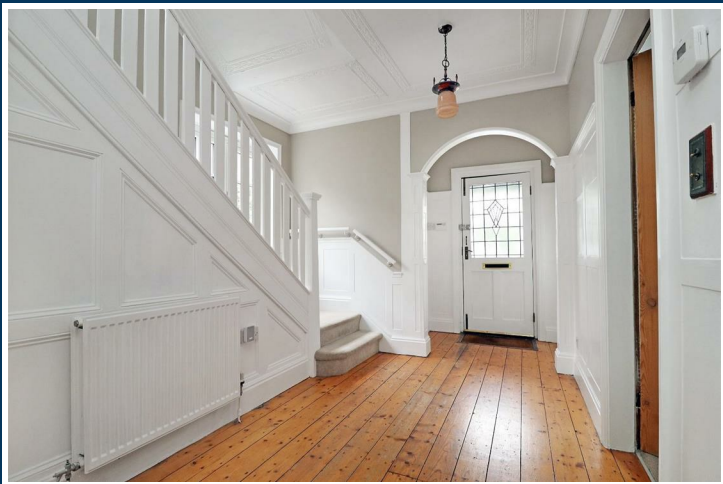
21'8" x 14'2" (6.60 x 4.32)

Fitted with a range of hand made oak units beneath polished granite work surfaces/up-stands and recess for a range cooker beneath a wide chimney cooker hood. Matching centre island incorporating recessed twin bowl Belfast sink with mixer tap, integrated dishwasher and full length breakfast bar. Recess and plumbing for an American style fridge/freezer. Ample space for seating. Vaulted ceiling with timber framed double glazed gable windows. Double glazed French windows opening onto the stone paved rear terrace. Four Velux windows. Tiled floor. Recessed LED lighting. Provision for a wall mounted flat screen television. Plumbed underfloor heating. Bespoke double glazed bi-folding doors to:

### DINING CONSERVATORY

11'9" x 9'6" (3.58 x 2.90)

With the continuation of the tiled floor and plumbed underfloor heating and providing space for formal dining to complement the adjacent living/breakfast kitchen. PVCu double glazed French windows set within a matching gable to the stone paved rear terrace. Double opening glazed doors to:



## SITTING ROOM

14'11" x 13'5" (4.55 x 4.09)

With the focal point of an inglenook period style fireplace surround, tiled insert/hearth and living flame/coal effect gas fire. Provision for a wall mounted flat screen television. Decorative ceiling moulding. Cornice. Radiator.

## BEDROOM FOUR/RECEPTION ROOM

14'5" x 13'5" (4.39 x 4.09)

Currently used as a bedroom and providing adaptable living space with cast iron fireplace and living flame/coal effect gas fire. Fitted cupboards with shelving to the chimney breast recess. Premium double glazed window to the front. Cornice. Picture rail. Radiator.

## SHOWER ROOM

8'6" x 4'0" (2.59 x 1.22)

Fully tiled with a semi-recessed Belfast sink and professional style mixer tap. Electric shower beyond a toughened glass screen. Composite opaque double glazed/panelled door providing access to the side. Premium double glazed window to the side. Extractor fan. Chrome heated towel rail.

## CLOAKROOM/WC

White/chrome wall mounted vanity wash basin with mixer tap and low-level WC. Natural wood flooring. Opaque premium double glazed window to the front. Chrome heated towel rail.

## FIRST FLOOR: LANDING

Spindle balustrade. Opaque premium double glazed window at half landing level. Access to the partially boarded loft space via a retractable ladder. Picture rail. Panelled dado.

## BEDROOM ONE

14'11" x 13'5" (4.55m x 4.09m)

Overlooking the attractive rear gardens through a premium double glazed window. Cast iron fireplace. Natural wood flooring. Recessed low-voltage lighting. Picture rail. Radiator.

## BEDROOM TWO

14'7" x 13'5" (4.45m x 4.09m )

Views toward open countryside through a premium double glazed window to the front. Cast iron fireplace. Recessed low voltage lighting. Picture rail. Radiator.

## BEDROOM THREE

9'7" x 7'10" (2.92 x 2.39)

Currently used as an office. Premium double glazed windows to the front and side. Recessed low-voltage lighting. Picture rail. Radiator.

## FAMILY BATHROOM/WC

9'10" x 9'7" (3.00 x 2.92)

Fitted with a modern white/chrome suite comprising panelled bath with thermostatic shower and screen above, twin vanity wash basins with mixer taps and custom made mirror above and cantilevered WC with concealed cistern. Mirror fronted cabinet. Opaque premium double glazed window to the rear. Partially tiled walls. Tiled floor. Recessed low-voltage lighting. Shaver point. Extractor fan. Electric under floor heating. Chrome heated towel rail.

## OUTSIDE

Gravel driveway providing off road parking for several cars.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession on completion.

## TENURE

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

## COUNCIL TAX

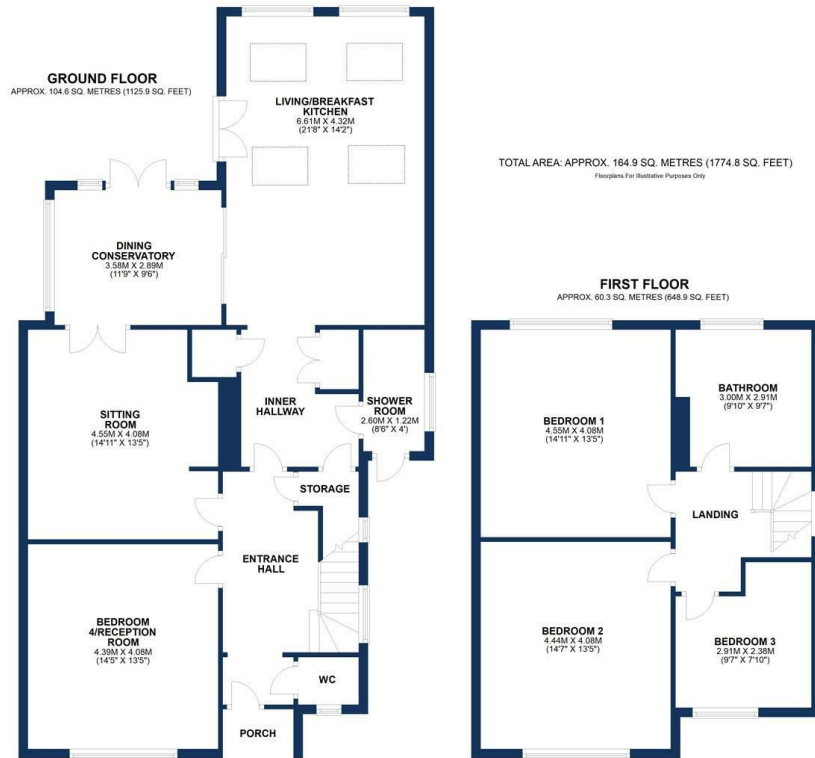
Trafford Band "E"

## NOTE

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



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### 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