



14 HIGHFIELD ROAD | HALE

OFFERS OVER £780,000

A substantially extended bay fronted semi detached family house with exceptional open plan living space and landscaped grounds. Retaining much of the original character and charm. The superbly proportioned and beautifully presented accommodation briefly comprises recessed porch, entrance hall, sitting room with feature fireplace, stunning living/dining kitchen, cloakroom/WC, double bedroom with en suite bathroom/WC, three further bedrooms and family bathroom/WC. Gas fired central heating and double glazing. Driveway providing off road parking. Rear gardens mainly laid to lawn and incorporating a secluded stone paved terrace.

POSTCODE: WA15 8BX

DESCRIPTION

This beautifully presented semi detached house has been constructed to a traditional design in brick with partially rendered elevations beneath a pitched tiled roof complemented by attractive gables and bay windows. The original period features have been retained such as a coved cornice, picture rails and panelled doors enhanced by natural wood flooring 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 which open onto a secluded stone paved terrace.

Upon entering the feeling of space is apparent and a wide entrance hall leads onto an elegant sitting room with the focal point of a solid fuel burning stove set upon a stone hearth. Toward the rear is a stunning Shaker style fitted kitchen with quartz work-surfaces, Siemens integrated appliances and matching centre island. The adjoining dining and living areas have been carefully planned to provide access to the landscaped gardens and this contemporary space is ideal for the modern family. Completing the ground floor is a well appointed cloakroom/WC.

At first floor level the superb primary bedroom is positioned toward the front whilst a further double bedroom benefits from a modern en suite bathroom/WC. In addition, there is a generous single bedroom and excellent bathroom/WC complete with separate shower enclosure. Finally, the loft space has been sympathetically converted to create a spacious double bedroom with commanding tree lined views.

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

Externally there is provision for off road parking for two cars within the block paved driveway and an EV charging point. The surrounding grounds are beautifully landscaped with stone paved terraces and a well tended lawn all screened by mature borders.

Positioned toward the head of a quiet cul de sac the location is highly sought after being approximately one mile distance from the centre of Hale with its range of individual shops, fashionable restaurants and train station and also lies within the catchment 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, in addition, the area is well placed for the surrounding network of motorways.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Brick archway. Quarry tiled floor. External light point.

ENTRANCE HALL

15'2" x 8'3" (4.62m x 2.51m)

Opaque double glazed/panelled woodgrain effect composite front door set within a matching surround. Turned spindle balustrade staircase to the first floor. Storage cupboard with opaque PVCu double glazed window to the side and housing the wall mounted gas central heating boiler. Opaque PVCu double glazed window to the side. Hardwood flooring. Covered radiator.

SITTING ROOM

15'10" x 12'1" (4.83m x 3.68m)

Multi-fuel burning stove beneath a natural wood mantel and set upon a stone hearth. Fitted media units/shelving flanking both sides of the chimney breast. Leaded light effect PVCu double glazed bay window to the front. Natural wood flooring. Coved cornice. Picture rail. Radiator.

LIVING/DINING KITCHEN

26'4" x 22'9" (8.03m x 6.93m)

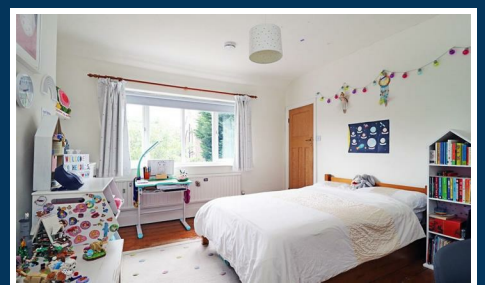
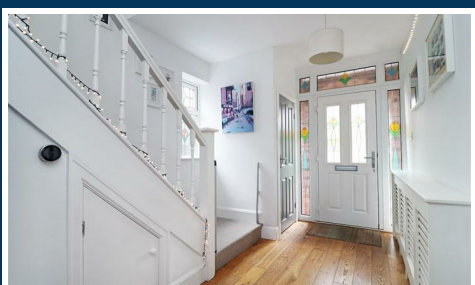
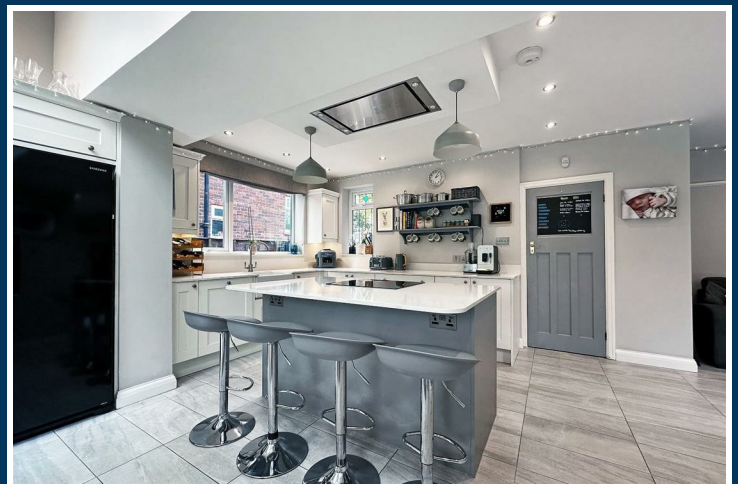
With plumbed underfloor heating and planned to incorporate:

DINING KITCHEN

Fitted with Shaker style wall and base units beneath quartz work-surfaces/up-stands and semi recessed Belfast sink with mixer tap. Matching centre island with breakfast bar and integrated Siemens induction hob with ceiling mounted Faber cooker hood above. Additional integrated appliances include a Siemens electric fan oven/grill, combination microwave/oven/grill, warming drawer and dishwasher. Plumbed recess for an American style fridge/freezer. Concealed recess for an automatic washing machine and tumble dryer. Ample space for a dining suite. Aluminium double glazed sliding windows to the rear gardens. Leaded light effect PVCu double glazed window to the front. PVCu double glazed window to the side. Two velux windows. Recessed LED lighting. Tiled floor

LIVING AREA

Aluminium double glazed bi-folding windows to the rear gardens. Tiled floor. Recessed LED lighting. Picture rail.



CLOAKROOM/WC

White/chrome corner wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the front. Hardwood flooring. Picture rail. Radiator.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window at half landing level. Turned spindle balustrade staircase to the second floor.

BEDROOM ONE

16' x 12'1" (4.88m x 3.68m)

Leaded light effect PVCu double glazed bay window to the front. Natural wood flooring. Radiator.

BEDROOM TWO

13'5" x 12'1" (4.09m x 3.68m)

PVCu double glazed window to the rear. Natural wood flooring. Radiator.

EN SUITE BATHROOM/WC

6'5" x 5'8" (1.96m x 1.73m)

White/chrome panelled bath with mixer tap and thermostatic shower plus screen above, pedestal wash basin with mixer tap and low-level WC. Tiled surrounds. Mirror fronted cabinet. Opaque PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting. Extractor fan. Radiator.

BEDROOM THREE

9' x 8'3" (2.74m x 2.51m)

Leaded light effect PVCu double glazed window to the front. Radiator.

FAMILY BATHROOM/WC

11' x 9'8" (3.35m x 2.95m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap, pedestal wash basin with mixer tap and low-level WC. Corner tiled enclosure with thermostatic rain shower. Tiled surrounds. Mirror fronted cabinet. Opaque PVCu double glazed windows to the front, side and rear. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

SECOND FLOOR

LANDING

Opaque PVCu double glazed window at half landing level. Deep storage cupboard. Turned spindle balustrade. Velux window

BEDROOM FOUR

14'7" x 12'1" (4.45m x 3.68m)

PVCu double glazed dormer window to the rear. Velux window. Eaves storage. Recessed LED lighting. Radiator.

OUTSIDE

Block paved driveway providing off road parking and landscaped grounds.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

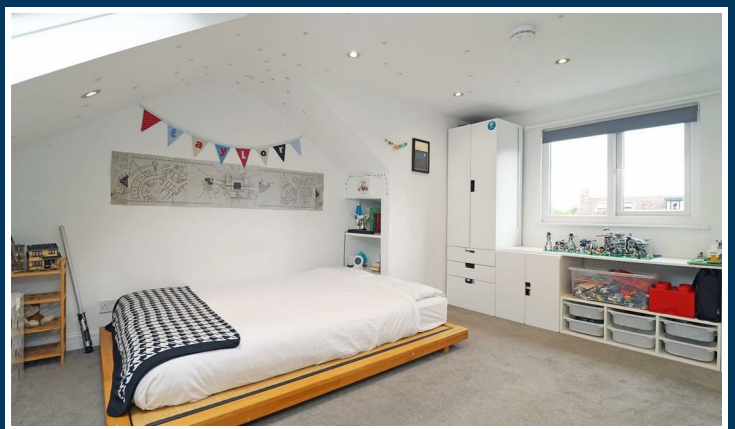
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £6.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX

Band E

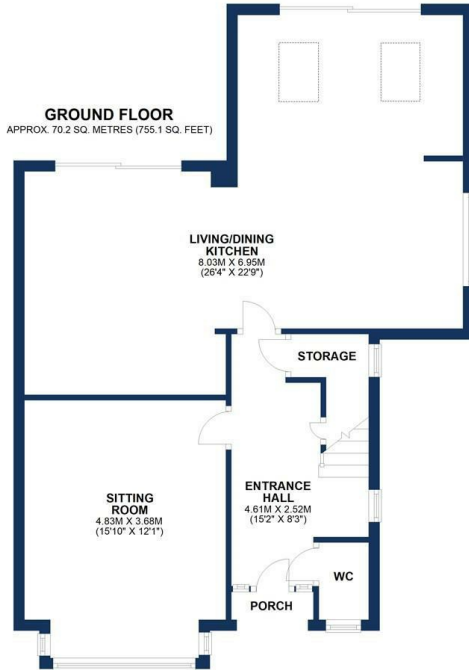
NOTE

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



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TOTAL AREA: APPROX. 151.6 SQ. METRES (1632.0 SQ. FEET)
Floorplans For Illustrative Purposes Only



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