



2 TOLLAND LANE | HALE

OFFERS OVER £390,000

An extended and well presented late Victorian semi detached house with westerly facing courtyard garden. Positioned in an ideal location approximately half a mile from the village of Hale and adjacent to The Bollin Valley. The accommodation briefly comprises covered porch with entrance beyond, open plan sitting/dining room with feature fireplace, fitted Shaker style kitchen with integrated appliances, cloakroom/WC, two excellent bedrooms and modern bathroom/WC. Gas fired central heating and PVCu double glazing.

POSTCODE: WA15 0LD

DESCRIPTION

This attractive late Victorian semi detached house is constructed in brick beneath a slate roof with gable window to the front and benefits from a substantial rear extension.

Approximately half a mile distance is the village of Hale with its range of individual shops, restaurants and wine bars and railway station providing a commuter service into Manchester. Just a few hundred yards to the south are walks through the Bollin Valley which forms part of the North Cheshire Greenbelt. The location is also ideal being within the catchment of highly regarded schools and there is easy access to the surrounding network of motorways and local bus services.

Typical of the era it is difficult to appreciate from the exterior the extent of the accommodation within and much of the original character remains with tall ceilings, cast iron fireplace and panelled doors.

The well presented accommodation is approached beyond a covered porch and internal reception area which in turn opens onto a spacious sitting/dining room about 21' in length and with the focal point of a marble conglomerate fireplace surround and living flame gas fire framed in chrome. The adjacent kitchen is fitted with oak effect Shaker style units complemented by a range of integrated appliances and leads onto the landscaped rear courtyard. Completed the ground floor an inner hallway provides access to the generous cloakroom/WC.

At first floor level the superbly proportioned primary bedroom features a charming cast iron fireplace. There is a further double bedroom and modern bathroom/WC with white suite and chrome fittings.

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

Externally the rear courtyard garden is stone paved and importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening. In addition, there is unrestricted parking available on Tolland Lane.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Timber framed with a slate tiled roof. PVCu double glazed/panelled front door to:

ENTRANCE

Staircase to the first floor.

SITTING/DINING ROOM

21' x 12'3" (6.40m x 3.73m)

Planned to incorporate:

SITTING AREA

Marble conglomerate fireplace surround with living flame/coal effect gas fire framed in chrome and set upon a matching hearth. PVCu double glazed window to the front. Recessed LED lighting. Coved cornice. Period style radiator.

DINING AREA

Ample space for a dining suite. Coved cornice. Period style radiator.

KITCHEN

10'3" x 8'10" (3.12m x 2.69m)

Fitted with a range of oak effect Shaker style wall and base units beneath granite effect heat resistant work surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric oven/grill, four ring ceramic hob with extractor/light above, dishwasher and automatic washing machine. Space for a fridge. PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting. Coved cornice. Radiator.



INNER HALL

Hanging rail and additional space for hanging coats and jackets.
Recessed LED lighting.

CLOAKROOM/WC

12' x 4'8" (3.66m x 1.42m)

White/chrome pedestal wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the rear.
Tiled floor. Recessed LED lighting. Radiator.

FIRST FLOOR

LANDING

Access to the insulated loft space via a retractable ladder.

BEDROOM ONE

15'3" x 10'9" (4.65m x 3.28m)

Cast iron fireplace. Two PVCu double glazed windows to the rear. Coved cornice. Radiator.

BEDROOM TWO

9'8" x 9'1" (2.95m x 2.77m)

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

BATHROOM/WC

6'8" x 6' (2.03m x 1.83m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, wall mounted wash basin with mixer tap and low-level WC. Tiled surrounds. Opaque PVCu double glazed window to the rear.
Tiled floor. Recessed LED lighting. Chrome heated towel rail.

OUTSIDE

Courtyard gardens at the front and rear.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

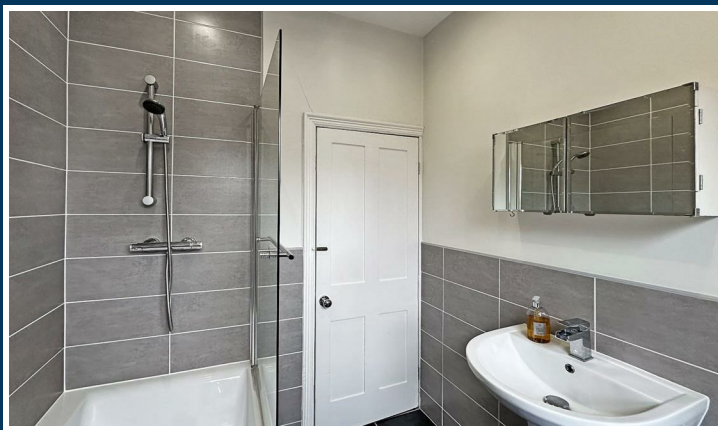
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

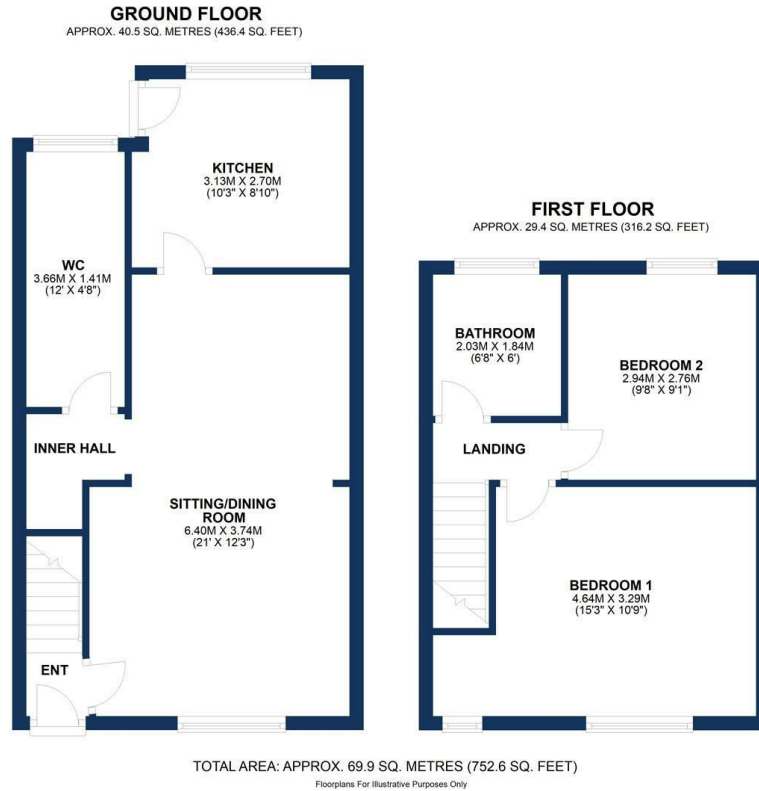
Band D

NOTE

No appliances, fixtures and 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