

200 HALE ROAD | HALE

£1,350,000

A stunning semi detached period house with exceptional open plan living space and beautiful landscaped grounds. The superbly presented accommodation briefly comprises recessed porch, entrance hall, sitting room, living/dining kitchen with pantry, utility room, laundry room, cloakroom/WC, primary bedroom with en suite bathroom/WC, three further first floor bedrooms, family shower room/WC and second floor en suite double bedroom. Gas fired central heating, pressurised hot water system and double glazing. Remotely operated gates, ample off road parking and attached double garage. South westerly facing rear gardens. Ideal location approximately half a mile from the village of Hale.

Viewing is essential to appreciate the remarkable extension and contemporary interior design.

POSTCODE: WA15 8DH

DESCRIPTION

Set back from the carriageway beyond remotely operated gates, this exceptional semi detached house was constructed during the 1920's and retains much of the original character and charm complemented by a remarkable rear extension which includes large areas of glazing to create a naturally light interior. Combining well conceived planning with superb internal design, the outstanding "Bulthaup" kitchen features an exquisite central island alongside a range of Gaggenau appliances and the lavish bathrooms are furnished with high quality white sanitary ware and chrome fittings.

The ground floor is largely laid out for open plan living but split into distinctive areas with stunning views across the landscaped grounds. The centre piece is a contemporary dining kitchen with fashionable walk-in pantry and full height sliding windows providing seamless access to the porcelain paved terrace. In addition, there is a spacious living area with the focal point of a stylish recessed fireplace and positioned at the front is a generously proportioned separate sitting room with angular bay window. The utility room has been thoughtfully modelled with pet care in mind alongside a fitted laundry room and well appointed cloakroom/WC.

At first floor level the impressive primary suite overlooks an unusual living roof and comprises substantial double bedroom with an abundance of bespoke fitted furniture plus sumptuous bathroom/WC complete with free standing oval bath and shower enclosure. There are three further bedrooms with fitted wardrobes and luxurious family shower room/WC. To the second floor a large double bedroom also benefits from modern en suite facilities.

Gas fired central heating has been installed together with a pressurised hot water system, plumbed underfloor heating beneath wood effect ceramic tiles to the open plan living space and entrance hall and Rako smart lighting controls. There is also air conditioning fitted to the primary suite and second floor bedroom.

The secluded rear gardens incorporate a split level terrace which is ideal for entertaining during the summer months and expanse of lawn surrounded by a variety of mature trees to establish a high degree of privacy. Importantly with a south westerly aspect to enjoy the sunshine throughout the day and into the evening.

The paved driveway extends to the side of the property and provides parking for several cars with attached garage beyond and there is also provision for EV charging.

The location is highly sought after being approximately a ½ 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 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 the area is well placed for the surrounding network of motorways.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Set beneath a brick arch with tiled floor.

ENTRANCE HALL

Stained glass/panelled hardwood front door set within a matching surround. Turned spindle balustrade staircase to the first floor. Cloaks cupboard. Wood effect ceramic tiled floor. Recessed LED lighting. Two wall light points. Cornice. Decorative corbels. Underfloor heating. Cast-iron radiator.

SITTING ROOM

15'2" x 12'11" (4.62m x 3.94m)

Period style fireplace surround with living flame/coal effect gas fire set upon a marble hearth. Leaded effect timber framed double glazed bay window to the front. Leaded effect timber framed double glazed window to the side. Wood effect ceramic tiled floor. Cornice. Two cast-iron radiators.

LIVING/DINING KITCHEN

Planned to incorporate:

LIVING ROOM

22'4" x 12'3" (6.81m x 3.73m)

Approached through double opening glazed/panelled doors from the entrance hall. Stainless steel recessed bio-fuel fireplace. Aluminium double glazed window to the rear. Wood effect ceramic tile floor. Recessed LED lighting. Underfloor heating. Opening to:

DINING KITCHEN

33'6" x 23'6" (10.21m x 7.16m)

Fitted with contemporary matt finished wall and base units incorporating integrated Gaggenau appliances including two electric fan ovens with warming drawers beneath, microwave oven and steam oven. Two integrated Liebherr fridge/freezers. Substantial centre island with stainless steel work-surfaces and natural wood breakfast bar, 1 ½ bowl under-mount sink with Quooker instant hot water/mixer tap, integrated Gaggenau five ring gas hob with recessed ceiling mounted cooker hood above and Gaggenau dishwasher. Wine/drinks cooler. Provision for a wall mounted flatscreen television. Full height aluminium double glazed sliding windows to the rear. Access to the attached garage. Leaded effect timber framed double glazed windows to the front and side. Wood effect ceramic tile floor. Recessed LED lighting. Underfloor heating.

PANTRY

5'9" x 5'4" (1.75m x 1.63m)

Crittall style sliding door. Courtesy recessed LED lighting.

UTILITY ROOM

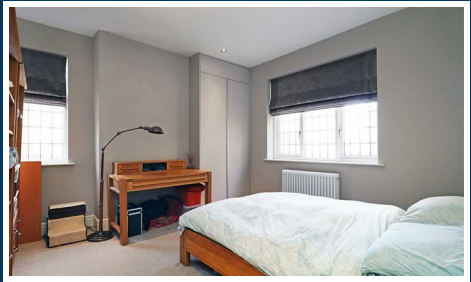
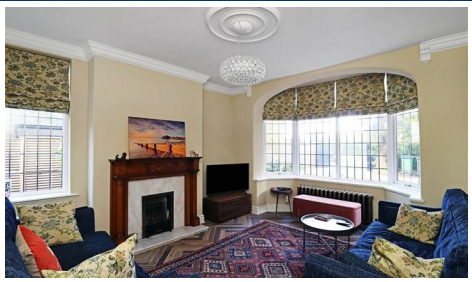
11'11" x 5'3" (3.63m x 1.60m)

Fitted with matching wall and base units alongside an integrated stainless steel dog washing station. Aluminium double glazed door to the rear. Access to the attached garage. Aluminium double glazed oriel bay window to the rear. Micro-concrete flooring. Recessed LED lighting.

LAUNDRY ROOM

5'9" x 4'9" (1.75m x 1.45m)

Fitted with matching wall and base units beneath quartz work-surfaces. Shelving and hanging rail. Recess for an automatic washing machine and tumble dryer. Leaded effect timber framed double glazed window to the side. Wood effect ceramic tiled floor. Courtesy recessed LED lighting.



CLOAKROOM/WC

White/chrome wall mounted vanity wash basin with mixer tap and low-level WC. Opaque leaded effect timber framed double glazed window to the side. Partially tiled walls. Wood effect ceramic tile floor. Courtesy recessed LED lighting. Extractor fan. Cast-iron radiator.

FIRST FLOOR

LANDING

Turned spindle balustrade staircase to the second floor. Linen closet with shelving. Wall light point. Cornice.

BEDROOM ONE

22'4" x 12'2" (6.81m x 3.71m)

Fitted with a comprehensive range of bespoke furniture including a twelve door range of wardrobes, chest of drawers, twin pedestal dressing table, media unit and bedside tables. Leaded effect composite double glazed window to the rear. Recessed LED lighting. Integrated air-conditioning. Cast-iron radiator.

EN SUITE BATHROOM/WC

9'4" x 6'3" (2.84m x 1.91m)

Fully tiled and fitted with a white/chrome suite comprising freestanding oval bath with floor mounted mixer/shower tap, vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Shower enclosure with thermostatic rain shower plus handheld attachment. Opaque leaded effect composite double glazed window to the rear. Recessed LED lighting. Shaver point. Extractor fan. Designer towel rail/radiator.

BEDROOM TWO

12'10" x 12'8" (3.91m x 3.86m)

Fitted wardrobes containing hanging rails, shelving and drawers. Leaded effect timber framed double glazed windows to the front and side. Recessed LED lighting. Period style radiator.

BEDROOM THREE

11' x 9'9" (3.35m x 2.97m)

Fitted wardrobes containing hanging rails, shelving and drawers. Leaded effect timber framed double glazed window to the side. Recessed LED lighting. Period style radiator.

BEDROOM FOUR

9' x 9' (2.74m x 2.74m)

Currently used as a walk-in wardrobe/dressing room with bespoke fitted furniture. Leaded effect timber framed double glazed window to the front. Period style radiator.

SHOWER ROOM/WC

9'1" x 6'5" (2.77m x 1.96m)

White/chrome wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Wide walk-in shower beyond a glass screen with thermostatic rain shower plus handheld attachment. Mirror fronted cabinet with internal shaver point. Two leaded effect timber framed double glazed windows to the side. Tiled walls and floor. Recessed LED lighting. Extractor fan. Designer radiator.

SECOND FLOOR

LANDING

Velux window. Wall light point.

BEDROOM FIVE

17'9" x 15'3" (5.41m x 4.65m)

Access to eaves storage. Three Velux windows. Recessed LED lighting. Air-conditioning unit. Designer radiator.

EN SUITE SHOWER ROOM/WC

9'4" x 5' (2.84m x 1.52m)

White/chrome vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Wide walk-in shower beyond a glass screen with thermostatic shower. Velux roof light. Fully tiled. Recessed LED lighting. Extractor fan. Designer towel rail/radiator.

OUTSIDE

ATTACHED GARAGE

15'1" x 11'11" (4.60m x 3.63m)

Remotely operated roller door. Wall mounted gas central heating boiler and pressurised hot water system. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

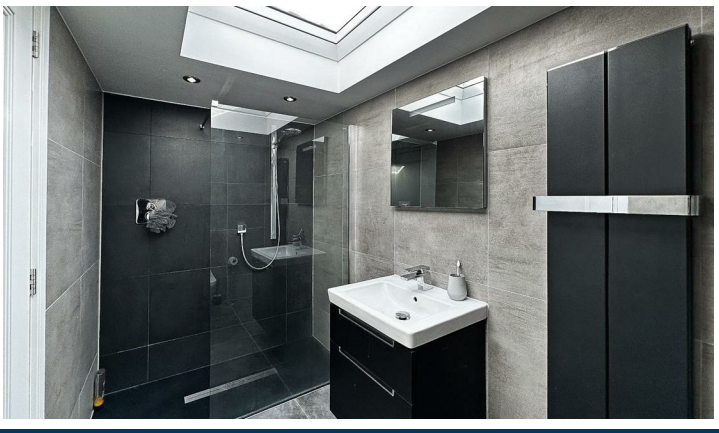
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COUNCIL TAX

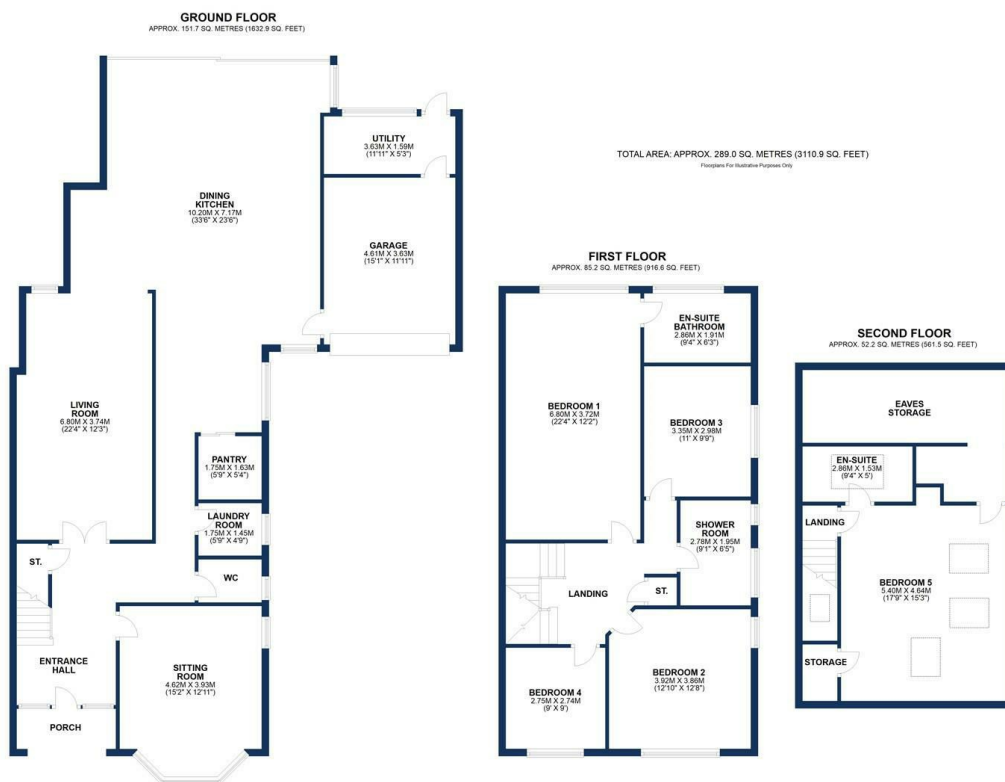
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NOTE

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