



25 OAK ROAD | HALE

£575,000

**NO ONWARD CHAIN:** A superbly proportioned and beautifully presented Victorian terraced property positioned in a highly sought after location. The accommodation briefly comprises entrance hall, sitting room with cast iron solid fuel burner set upon a flagged hearth, separate dining room, fitted breakfast kitchen with doors onto the rear gardens, converted cellars, two excellent double bedrooms and modern bathroom/WC. Viewing is highly recommended.



POSTCODE: WA15 9JA

## DESCRIPTION

Built in the latter part of the Victorian era this spacious terraced home forms part of a highly favoured locality ideally placed approximately equidistance between the village of Hale with its range of fashionable restaurants and individual shops and the market town of Altrincham with its highly popular market house and Metrolink commuter service into Manchester. It is also well placed for the surrounding network of motorways and Manchester Airport and lies within the catchment area of highly regarded primary and secondary schools.

Typical of the period it is difficult to appreciate from the exterior the extent of the accommodation within. Much of the original character remains with tall ceilings, decorative ceiling cornice complimented by modern enhancements added in recent years.

The sympathetically refurbished and well presented interior is approached beyond an entrance hall with stripped and painted floorboards and provides access onto an open plan sitting/dining room. The sitting area to the front features a cast iron solid fuel burner set upon a flagged hearth whilst the dining room overlooks the gardens at the rear. The ground floor accommodation is completed by the modern breakfast kitchen fitted with a comprehensive range of units and integrated appliances and with ample space for dining suite with doors onto the rear garden. The cellars have been converted to create a versatile reception room/home office or playroom.

To the first floor there are two excellent double bedrooms serviced by the bathroom fitted with a contemporary white suite with chrome fittings.

Viewing is highly recommended to appreciate the standard and proportions of the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door. Radiator. Stripped and painted floorboards. Ceiling cornice.

#### SITTING ROOM

14'1" x 10'4" (4.29m x 3.15m)

With a focal point of a cast iron solid fuel burner set upon a flagged hearth. PVCu double glazed bay window to the front. Picture rail. Ceiling cornice. Radiator. Television aerial point.

#### DINING ROOM

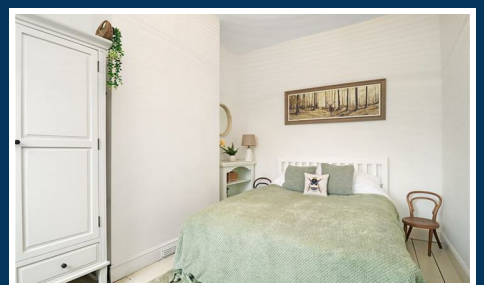
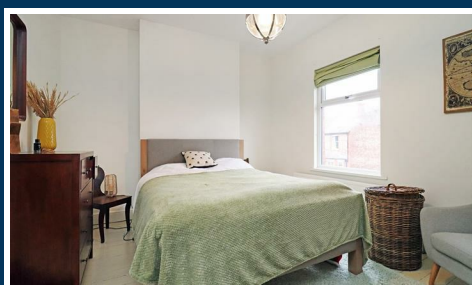
12'3" x 11'4" (3.73m x 3.45m)

With PVCu double glazed window to the rear. Radiator. Picture rail.

#### BREAKFAST KITCHEN

20'5" x 7'11" (6.22m x 2.41m)

Fitted with a comprehensive range of wall and base units with work surface over incorporating 1 1/2 bowl enamel sink unit with drainer. Integrated oven with separate grill plus 4 ring gas hob with extractor hood over. Integrated fridge and dishwasher. Tiled splashback. Ample space for dining suite. Two PVCu double glazed windows to the side. Doors provide access onto the attractive rear garden. Cupboard housing combination gas central heating boiler.



## CELLARS/LIVING ROOM

14'1" x 13'0" (4.29m x 3.96m)

A superb addition to the property with PVCu double glazed window to the front. Television aerial point. Radiator. Recessed low voltage lighting.

## FIRST FLOOR

### LANDING

Stripped and painted floorboards.

### BEDROOM 1

14'7" x 11'10" (4.45m x 3.61m)

PVCu double glazed window to the front. Stripped and painted floorboards. Radiator.

### BEDROOM 2

12'7" x 9'0" (3.84m x 2.74m)

With stripped and painted floorboards. PVCu double glazed window to the rear. Radiator.

## BATHROOM

9'11" x 7'11" (3.02m x 2.41m)

Fitted with a contemporary white suite with chrome fittings comprising tiled shower cubicle, bath plus WC and vanity wash basin. Opaque PVCu double glazed window to the rear.

## OUTSIDE

To the front of the property is a courtyard garden with flagged footpath. To the rear the gardens have been gravelled for easy maintenance and there is an external power point.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

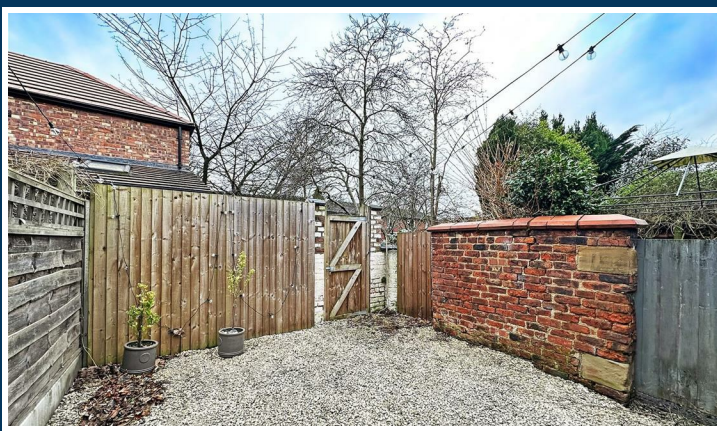
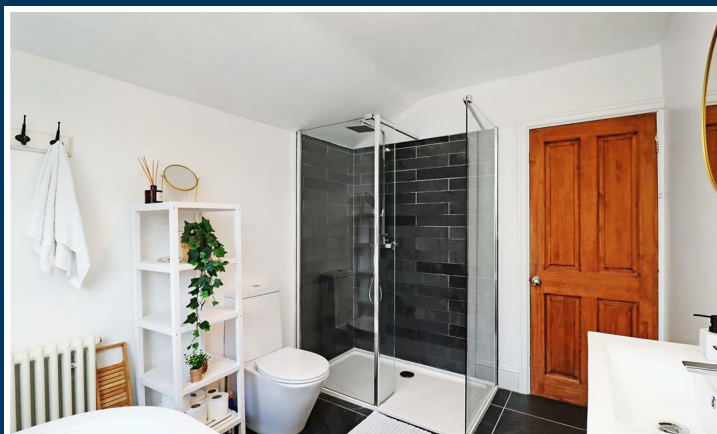
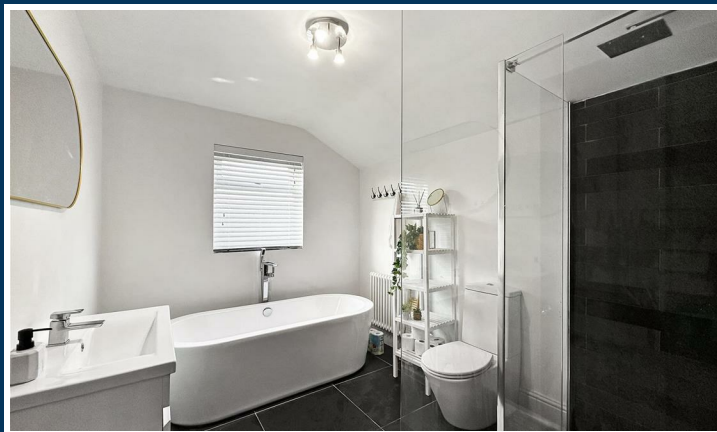
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## TENURE

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

## NOTE

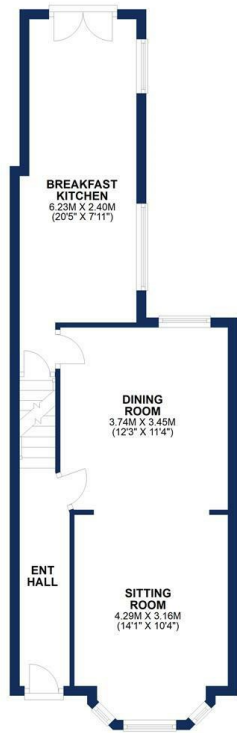
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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**GROUND FLOOR**  
APPROX. 47.5 SQ. METRES (511.5 SQ. FEET)

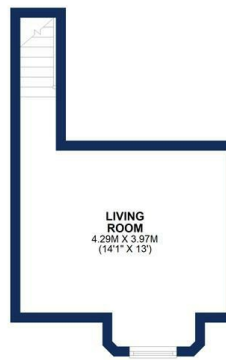


TOTAL AREA: APPROX. 104.0 SQ. METRES (1119.5 SQ. FEET)  
Floorplans For Illustrative Purposes Only

**FIRST FLOOR**  
APPROX. 39.0 SQ. METRES (420.1 SQ. FEET)



**BASEMENT**  
APPROX. 17.5 SQ. METRES (188.0 SQ. FEET)



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