IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

127 ASHLEY ROAD | HALE

£895,000

NO ONWARD CHAIN

A modern Victorian style bay fronted end of terrace house positioned in a sought after location adjacent to the village of Hale. The superbly presented accommodation briefly comprises recessed porch, entrance hall, sitting room, open plan living/dining kitchen with French windows opening onto the paved rear terrace, utility room, cloakroom/WC, first floor living room with media unit, primary bedroom with fitted wardrobes and en suite shower room/WC, two further double bedrooms with fitted furniture and bathroom/WC. Gas fired central heating, pressurised hot water system and PVCu double glazing. Car port and additional parking space. Landscaped private gardens.

POSTCODE: WA14 2UE

DESCRIPTION

Constructed circa 2005 this modern development has been sympathetically designed to create four bay fronted houses of Victorian design. The location is ideal being adjacent to the fashionable village of Hale with its range of restaurants, wine bars and individual shops. In addition, the shopping centre of Altrincham is approximately ½ a mile distance with its highly popular Market Hall that 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.

Arranged over three floors this attractive end of terrace house is superbly presented and generously proportioned throughout with period style features such as corniced ceilings and modern enhancements including double glazing, gas fired central heating and a pressurised hot water system.

Well screened from the carriageway and approached beyond a recessed porch, the wide entrance hall leads onto an elegant sitting room with angular bay window to the front elevation. The desirable open plan living space is positioned to the rear and benefits from French windows opening onto a stone paved rear terrace which is ideal for entertaining during the summer months. This naturally light living/dining kitchen features a range of Shaker style units complemented by polished granite work-surfaces and integrated appliances and there is ample space for a dining suite alongside a sitting area. Completing the ground floor is a useful utility room and cloakroom/WC.

At first floor level the primary suite comprises double bedroom, dressing area with fitted wardrobes and luxurious shower room/WC. Furthermore, there is a full width living room with fitted media unit and potential to be used as an additional bedroom, if required.

To the second floor two excellent double bedrooms with fitted furniture both provide access to a modern bathroom/WC.

Externally the landscaped rear gardens are laid mainly to lawn with mature borders and there is gated access to the car port and parking space.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH
Opaque double glazed/panelled hardwood front door with matching transom light.

ENTRANCE HALL
15'1" x 9'3" (4.60m x 2.82m)
Spindle balustrade staircase to the first floor. Cloaks cupboard with space for hanging coats and jackets. Covered radiator.

SITTING ROOM
15'2" x 10'6" (4.62m x 3.20m)
PVCu double glazed bay window to the front. Cornice. Radiator.

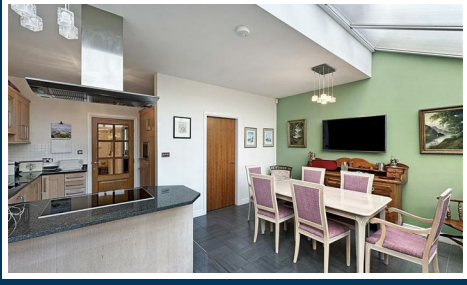
LIVING/DINING KITCHEN
19'1" x 17'5" (5.82m x 5.31m)
Planned to incorporate:

KITCHEN
Fitted with a range of Shaker style wall and base units beneath polished granite work-surfaces and 1½ bowl stainless steel under-mount sink with mixer tap and tiled splash-back. Integrated appliances include a double oven/grill, microwave oven, four zone induction hob with chimney cooker hood above, larder fridge, freezer and dishwasher. Tiled floor.

LIVING/DINING AREA
Provision for a wall mounted flatscreen television. PVCu double glazed French windows flanked by matching windows to the rear. Tiled floor. Two radiators.

UTILITY ROOM
7'8" x 7'6" (2.34m x 2.29m)
With the continuation of the kitchen units and heat resistant work-surfaces. Inset stainless steel drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine. Concealed wall mounted gas central heating boiler. Tiled floor. Radiator.

CLOAKROOM/WC
White/chrome pedestal wash basin with mixer tap and low-level WC. Partially tiled walls. Tiled floor. Recessed low-voltage lighting. Extractor fan. Radiator.



FIRST FLOOR

LANDING
Spindle balustrade staircase to the second floor. Cornice. Radiator.

LIVING ROOM
17'7" x 12'5" (5.36m x 3.78m)
Fitted media unit and display shelves. Two PVCu double glazed windows to the rear. Cornice. Two radiators.

BEDROOM ONE
17'5" x 13'1" (5.31m x 3.99m)
Recess for a double bed flanked by fitted wardrobes containing hanging rails, shelving and drawers. Dressing area fitted with a four door range of wardrobes containing hanging rails and shelving. Two PVCu double glazed windows to the front. Cornice. Wall mounted air-conditioning unit. Two radiators.

EN SUITE SHOWER ROOM/WC
9'8" x 4'10" (2.95m x 1.47m)
Fully tiled and fitted with a white/chrome wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Walk-in shower beyond a glass screen with thermostatic shower plus handheld attachment. Illuminated mirror. Recessed LED lighting. Shaver point. Extractor fan. Heated towel rail.

SECOND FLOOR

LANDING
Airing cupboard with shelving and housing the pressurised hot water system. Cornice. Radiator.

BEDROOM TWO
17'7" x 10'11" (5.36m x 3.33m)
Fitted wardrobes containing hanging rail, shelving and drawers. Matching fitted cupboards, drawers and dressing table. PVCu double glazed window to the rear. Velux window with integrated blind. Radiator.

BEDROOM THREE
13'10" x 12'8" (4.22m x 3.86m)
Fitted with a four door range of wardrobes containing hanging rails and shelving. Fitted bookshelves. PVCu double glazed window to the front. Radiator.

BATHROOM/WC
9'4" x 6'4" (2.84m x 1.93m)
With access from both bedrooms and fitted with a modern white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, semi recessed vanity wash basin with mixer tap and WC with concealed cistern. All set within tiled surrounds. Wood effect flooring. Recessed LED lighting. Shaver point. Extractor fan. Heated towel rail.

OUTSIDE
Car port and additional parking space.

SERVICES
All mains services are connected.

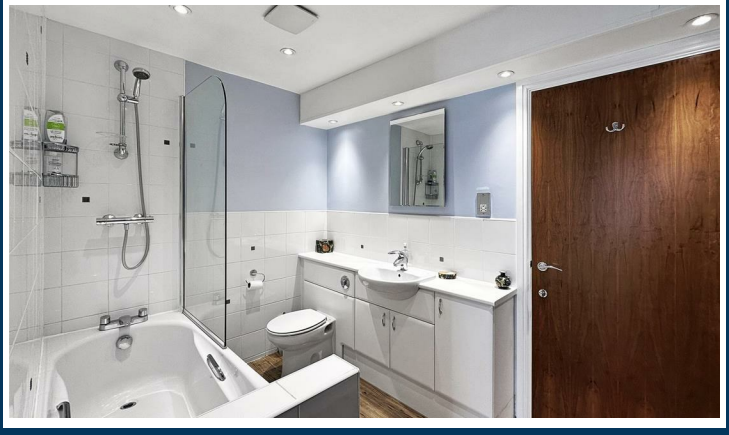
POSSESSION
Vacant possession upon completion.

TENURE
We are informed the property is held on a Leasehold basis for the residue of 999 years from 1st October 2004. This should be verified by your Solicitor.

SERVICE CHARGE
We understand the service charge is approximately £321.43 per annum and covers maintenance of the communal grounds, trees car park and garages. Full details will be provided by our client's Solicitor.

COUNCIL TAX
Band F

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



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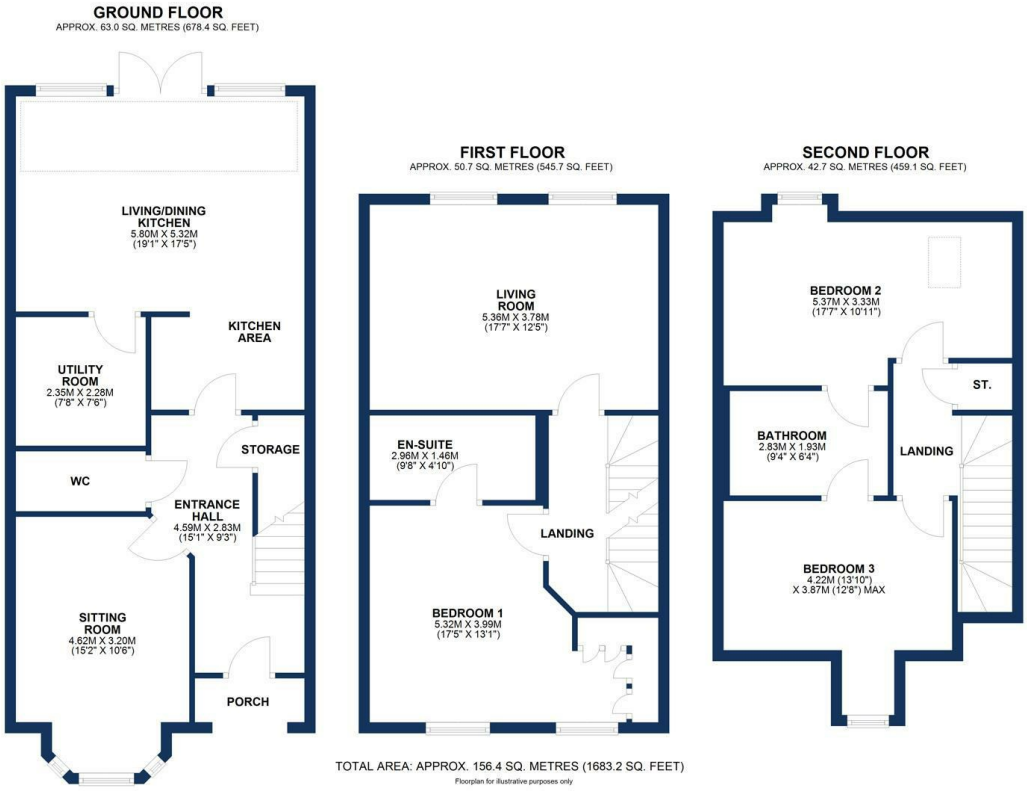

TOTAL AREA: APPROX. 156.4 SQ. METRES (1683.2 SQ. FEET)

Floorplan for illustrative purposes only

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