

DIAL COTTAGE | CLARENCE ROAD | HALE

£950,000

NO ONWARD CHAIN

An exceptionally well presented detached bungalow with secluded westerly facing rear gardens. The superbly proportioned accommodation briefly comprises recessed porch, entrance vestibule, entrance hall/reception room, cloakroom/WC, sitting room, dining kitchen, utility room, two double bedrooms with fitted furniture, additional double bedroom and shower room/WC. Gas fired central heating and secondary glazing. Detached garage and ample off road parking. Beautifully landscaped grounds.

POSTCODE: WA15 8SF

DESCRIPTION

Clarence Road contains a variety of interesting properties of varying ages in a sought after location approximately ¾ of a mile from the village of Hale with its range of fashionable restaurants, wine bars and individual shops. A little further to the north is the comprehensive shopping centre of Altrincham with its thriving market quarter and Metrolink station which provides a commuter service into Manchester.

Standing in a slightly elevated position with traditional bay fronted elevations, this detached cottage is arranged over a single level and is beautifully presented with superbly proportioned rooms throughout. It is nevertheless difficult to appreciate from the exterior the extent of the accommodation within and an appointment to view is highly recommended.

Great care has been taken to retain the original character which, combined with tasteful decor and quality fittings, creates an exceptional home ready for immediate occupation. In addition, gas fired central heating has been installed together with secondary glazing.

The approach is over a York stone driveway which leads onto a recessed porch with attractive hardwood front door and beyond an entrance vestibule with useful cloak area to one side. The generous entrance hall has the unusual feature of a fireplace surround with decorative beams above and may be used as an additional reception room, if required. With the focal point of a stone fireplace and copper canopy the elegant sitting room benefits from a triple aspect to establish a naturally light and spacious interior. The stunning dining kitchen is fitted with Shaker style units complemented by polished granite work-surfaces and a full range of Siemens appliances and there is an adjacent utility with both allowing access to the rear gardens.

There are two excellent double bedrooms with fitted wardrobes and a further double bedroom which is currently used as a study. Completing the ground floor is a well appointed shower room/WC with white suite and chrome fittings alongside an additional cloakroom/WC.

The delightful grounds are wonderfully maintained with mature tree lined borders. The rear gardens are laid mainly to lawn with a stone paved terrace which is ideal for entertaining during the summer months. Importantly with a high degree of privacy and a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

Furthermore, there is ample off road parking within the driveway and a detached garage has the added advantage of light and power supplies.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Brick archway and hardwood front door.

ENTRANCE VESTIBULE

Space for hanging coats and jackets. Opaque timber framed window to the front. Tiled floor. Archway to:

ENTRANCE HALL/RECEPTION ROOM

13'11" x 9'11" (4.24m x 3.02m)

Stone fireplace surround and hearth. Three wall light points. Decorative ceiling beams. Picture rail. Radiator.

SITTING ROOM

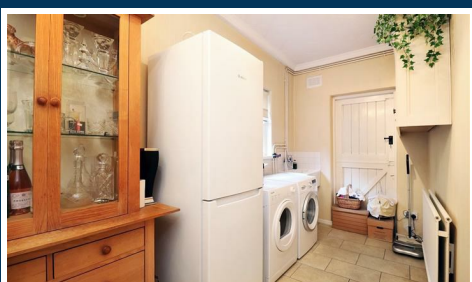
16'10" x 14'6" (5.13m x 4.42m)

Stone fireplace surround with copper canopy, natural wood mantel and stone hearth. Timber framed oriel bay window to the front. Opaque timber framed windows to both sides. Four wall light points. Decorative ceiling beams. Two radiators.

DINING KITCHEN

19' x 9'11" (5.79m x 3.02m)

Fitted with Shaker style wall and base units beneath polished granite work-surfaces/up-stands and under-mount stainless steel sink with mixer tap. Integrated Siemens appliances include an electric fan oven/grill, combination microwave/oven/grill, warming drawer, four ring induction hob with extractor/light above, fridge and dishwasher. Ample space for a dining suite beside a stone fireplace surround with coal effect/living flame gas fire. Glazed/panelled hardwood stable door to the rear. Two timber framed windows to the side. Tiled floor. Recessed low-voltage lighting. Radiator.



UTILITY ROOM

13'8" x 5'11" (4.17m x 1.80m)

Wall units and Belfast sink. Space for a fridge/freezer, automatic washing machine and tumble dryer. Hardwood stable door to the rear. Timber framed window to the side. Tiled floor. Radiator.

BEDROOM ONE

13'4" x 11' (4.06m x 3.35m)

Fitted with a six door range of wardrobes containing hanging rails and shelving. Vanity wash basin. Timber framed oriel bay window to the front. Timber framed window to the side. Two wall light points. Radiator.

BEDROOM TWO

13'8" x 10'3" (4.17m x 3.12m)

Fitted with a four door range of wardrobes containing hanging rails and shelving. Timber framed bay window to the side. Two wall light points. Radiator.

BEDROOM THREE

14'5" x 7'1" (4.39m x 2.16m)

Timber framed bay window to the side. Radiator.

SHOWER ROOM/WC

9'1" x 5" (2.77m x 1.52m)

White/chrome semi recessed vanity wash basin with mixer tap and WC. Wide walk-in tiled shower beyond a glass screen with thermostatic shower. Display units and linen closets. Opaque timber framed window to the rear. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail. Radiator.

CLOAKROOM/WC

White/chrome wall mounted corner wash basin and low-level WC all set within tiled surrounds. Substantial storage cupboard with shelving and housing the floor standing gas central heating boiler. Opaque timber reframed window to the side. Wall light point. Radiator.

OUTSIDE

DETACHED GARAGE

9'4" x 16'8" (2.84m x 5.08m)

Double opening opaque glazed/panelled timber doors to the front. Opaque glazed/panelled timber door to the side. Timber framed window to the side. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

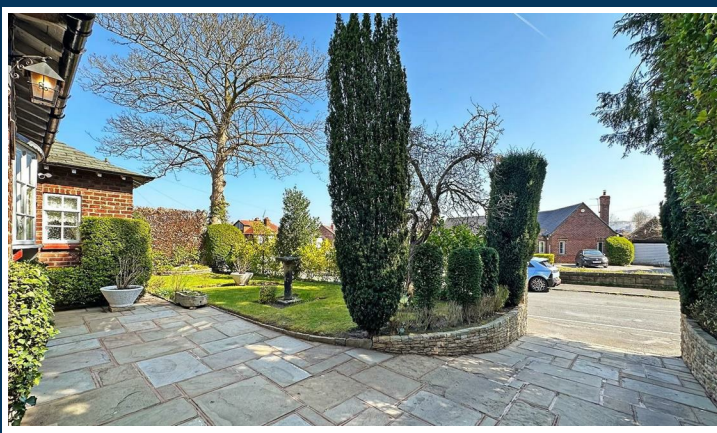
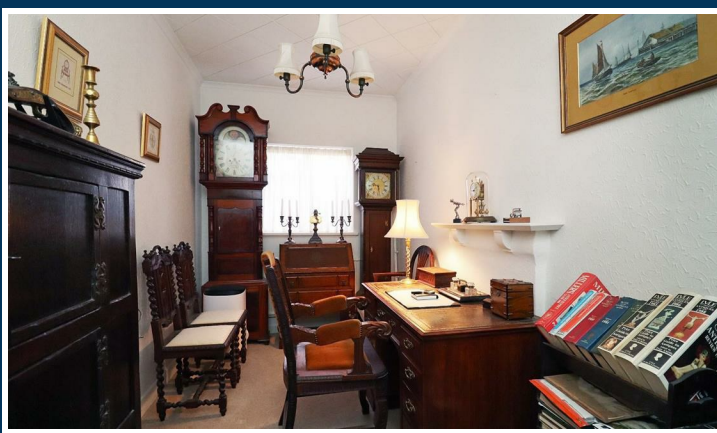
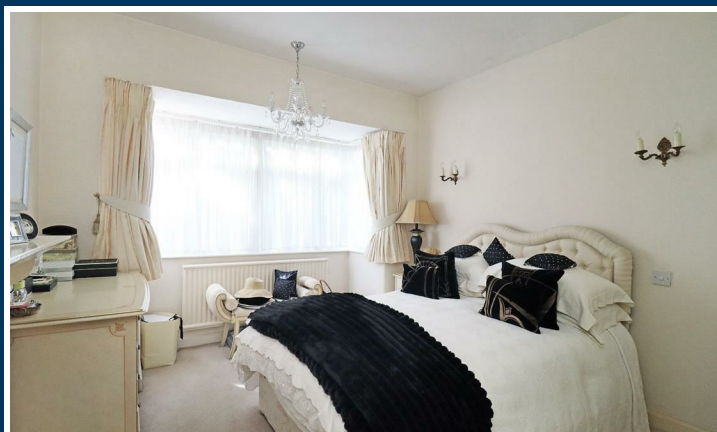
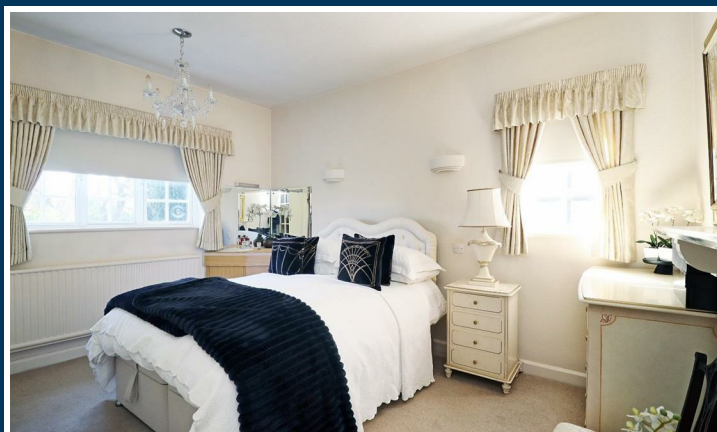
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

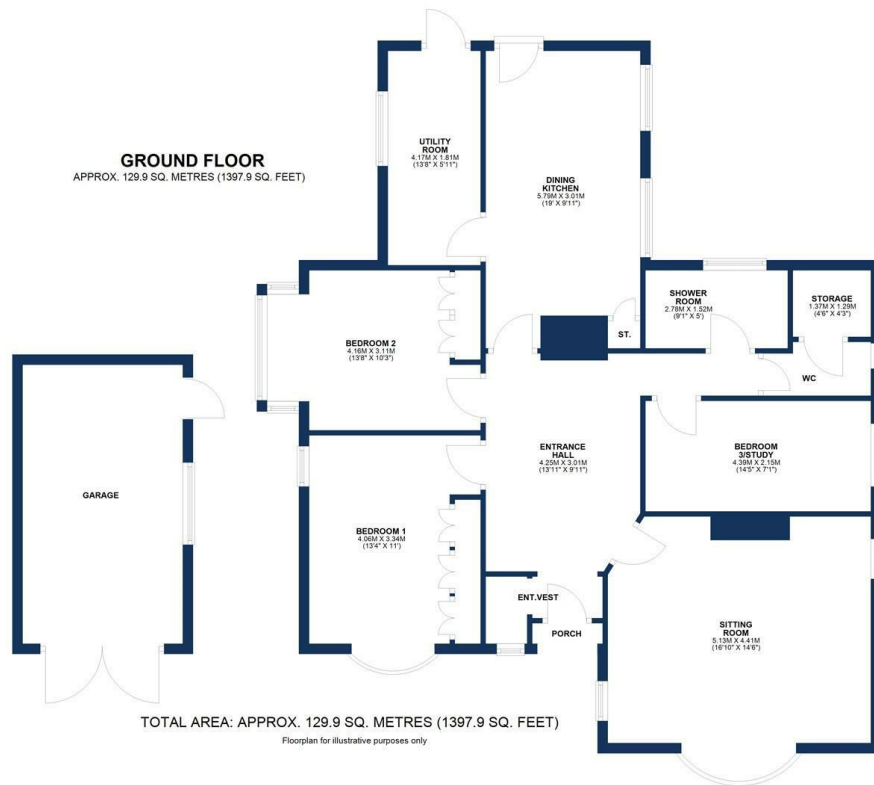
Band E.

NOTE

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



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



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