



64 WESTGATE | HALE

OFFERS OVER £1,000,000

NO ONWARD CHAIN

A semi detached period house arranged over four floors and positioned on a corner plot 350 yards from the village of Hale. Retaining much of the original character and presenting an ideal opportunity to remodel to individual taste. 2,600 sq ft (242 sq m). The accommodation briefly comprises covered porch, entrance hall, WC, cloakroom, sitting room, dining room, utility room, primary bedroom with en suite shower room/WC, two further double bedrooms, bathroom/WC with separate shower enclosure, two second floor double bedrooms and substantial landing used as a dressing area. Much improved cellar chambers including three rooms and WC. Gas fired central heating and PVCu double glazing. Detached garage with remotely operated door. Gated driveway providing off road parking. Paved terrace and mature gardens.

POSTCODE: WA15 9BB

DESCRIPTION

Westgate forms part of a highly favoured locality adjacent to the village of Hale with its range of individual shops, restaurants and wine bars and railway station providing a commuter service into Manchester. The location is also ideal being within the catchment area of highly regarded primary and secondary schools and approximately ¼ of a mile distance lies Stamford park with tennis courts and recreational facilities.

Obviously well cared for by our clients the property would nevertheless benefit from some internal modernisation but this creates a superb opportunity to re-model to individual taste. Equally there is potential for further development within the naturally light basement rooms, subject to obtaining the relevant approval.

This period semi detached house features double height bay windows and partially rendered elevations with a decorative timber framed porch approached beyond a block paved pathway creating an attractive entrance. This fine family home also occupies an enviable corner position within mature grounds and the gardens include a paved terrace with a high degree of privacy which is ideal for entertaining during the summer months.

Superbly proportioned throughout the living space incorporates a hallway with turned spindle balustrade staircase returning to one side and generous cloakroom with fitted furniture alongside a separate WC. Positioned to the front there is a spacious sitting room with the focal point of a traditional style fireplace with decorative tiled insert and hearth, whilst toward the rear, a formal dining room is adorned with a cast iron fireplace. The adjacent kitchen is fitted with a comprehensive range of units and integrated appliances and there is an adjoining utility room with external access.

At first floor level the excellent primary bedroom has the added advantage of fitted wardrobes and an en suite shower room/WC. Two further double bedrooms also feature fitted furniture and are served by a family bathroom/WC complete with separate shower enclosure. To the second floor there are two additional double bedrooms separated by a substantial landing which is currently used as a dressing area and may be combined to create a primary suite, if desired.

The lower ground floor is much improved and includes three cellar chambers and a WC.

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

Off road parking is provided within the block paved gated driveway and detached garage with attached storeroom.

ACCOMMODATION

GROUND FLOOR: COVERED PORCH

Opaque PVCu double glazed/panelled front door with transom light above. Tiled floor.

ENTRANCE HALL

16'1 x 10'5 (4.90m x 3.18m)

Turned spindle balustrade staircase to the first floor. Built-in storage cupboard with shelving. PVCu double glazed/stained glass window at half landing level. Wood flooring. Two wall light points. Coved cornice. Picture rail. Dado rail. Radiator.

WC

White wall mounted wash basin and low-level WC set within tiled surrounds. Opaque PVCu double glazed window to the side. Tiled floor. Radiator.

CLOAKROOM

6'0 x 4'8 (1.83m x 1.42m)

Fitted with a three door closet containing hanging rails with cupboards above. PVCu double glazed window to the side. Radiator.

SITTING ROOM

15'3 x 12'11 (4.65m x 3.94m)

Period style cast iron fireplace with decorative tiled insert/hearth and coal effect/living flame gas fire. PVCu double glazed bay window with stained glass top-light to the front. Four wall light points. Cornice. Picture rail. Radiator.

DINING ROOM

14'4 x 13'0 (4.37m x 3.96m)

Period style cast iron fireplace with decorative tiled insert and coal effect/living flame gas fire set upon a tiled hearth. PVCu double glazed bay window with stained glass top-light to the side. Three wall light points. Cornice. Picture rail. Radiator.

KITCHEN

14'11 x 11'5 (4.55m x 3.48m)

Fitted with a range of matching wall and base units beneath heat resistant work-surfaces and inset 1 ½ bowl composite drainer sink with mixer tap. Display units and shelving. Integrated appliances include a double electric oven/grill, microwave oven, four ring gas hob with chimney cooker hood above, fridge, freezer and dishwasher. PVCu double glazed window to the rear. Tiled floor. Radiator.

UTILITY ROOM

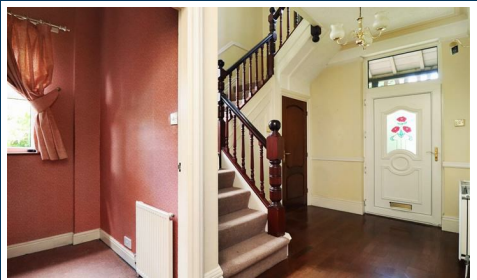
7'11 x 5'9 (2.41m x 1.75m)

Base units beneath heat resistant work surfaces and inset stainless steel drainer sink with tiled splash-back. Recess for an automatic washing machine and tumble dryer. Opaque PVCu double glazed door to the rear. PVCu double glazed window to the rear. Tiled floor. Coved cornice. Radiator.

CELLARS: CHAMBER ONE

14'4 x 13'0 (4.37m x 3.96m)

Floor standing gas fired central heating boiler. Opaque PVCu double glazed windows to the side and rear. Light and power supplies.



CHAMBER TWO

11'5 x 5'0 (3.48m x 1.52m)

Opaque PVCu double glazed window to the rear. Light and power supplies.

CHAMBER THREE

5'9 x 3'4 (1.75m x 1.02m)

Light and power supplies.

WC

White low-level WC. Opaque PVCu double glazed window to the side. Light supply.

FIRST FLOOR: LANDING

PVCu double glazed window with stained glass top-light to the front. Door with staircase to the second floor. Cornice. Picture rail. Dado rail. Radiator.

BEDROOM ONE

15'3 x 12'11 (4.65m x 3.94m)

Fitted with a seven door range of wardrobes containing hanging rails, shelving and drawers. Matching twin pedestal dressing table with cupboards above. PVCu double glazed bay window with stained glass top-light to the front. Cornice. Picture rail. Radiator.

EN SUITE SHOWER ROOM/WC

8'1 x 6'9 (2.46m x 2.06m)

Ivory pedestal wash basin and low-level WC set within tiled surrounds. Tiled enclosure with thermostatic shower. Coved cornice. Radiator. Access to:

BEDROOM TWO

12'9 x 11'5 (3.89m x 3.48m)

Fitted with a three door range of wardrobes containing hanging rails and shelving. Matching drawers and twin pedestal dressing table. PVCu double glazed window to the rear. Cornice. Picture rail. Radiator.

BEDROOM THREE

12'11 x 12'0 (3.94m x 3.66m)

Fitted with a seven door range of wardrobes containing hanging rails and shelving. Matching drawers and dressing table. PVCu double glazed window to the side. Cornice. Picture rail. Radiator.

BATHROOM/WC

9'10 x 8'0 (3.00m x 2.44m)

Fully tiled and fitted with a white suite comprising oval whirlpool bath with mixer/shower tap. pedestal wash basin with mixer tap, low-level WC and bidet with mixer tap. Tiled enclosure with thermostatic shower. Two opaque PVCu double glazed windows to the side. Recessed low-voltage lighting. Coved cornice. Radiator.

SECOND FLOOR: LANDING/DRESSING AREA

11'5 x 10'9 (3.48m x 3.28m)

Fitted with a four door range of wardrobes containing hanging rails with drawers beneath. Matching chest of drawers. Spindle balustrade. Double glazed velux window. Roof light. Wall light point. Radiator.

BEDROOM FOUR

13'0 x 12'11 (3.96m x 3.94m)

Vanity wash basin set within tiled surrounds. PVCu double glazed window to the front. Wall light point. Radiator.

BEDROOM FIVE

12'0 x 12'0 (3.66m x 3.66m)

Revealed brick fireplace surround. PVCu double glazed window to the side. Two wall light points. Radiator.

OUTSIDE: DETACHED GARAGE

19'5 x 10'5 (5.92m x 3.18m)

Remotely operated roller door. Additional store room (7'2" x 6'1"). 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

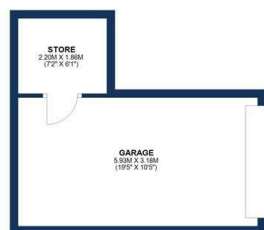
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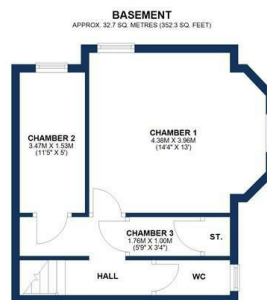
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 242.5 SQ. METRES (2609.7 SQ. FEET)



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