



19 WESTGATE | HALE

£950,000

NO ONWARD CHAIN

A superbly presented and substantially extended Victorian terraced house in an ideal location adjacent to the village of Hale. The generously proportioned accommodation briefly comprises recessed porch, entrance hall, sitting room with feature fireplace, open plan living/dining kitchen with integrated appliances and bi-folding windows to the decked seating area, lower ground floor family room, utility room, cloakroom/WC and store room, first floor ensuite double bedroom, two further double bedrooms and family bathroom/WC and second floor ensuite double bedroom with Juliet balcony. Gas fired central heating, PVCu double glazing and partial underfloor heating. Modular garden room. Off road parking. Westerly facing landscaped rear gardens with artificial lawn.

POSTCODE: WA15 9AY

DESCRIPTION

Constructed to a traditional design this fine terraced house dates from the late Victorian era and the original character is complemented by modern enhancements alongside tasteful décor. Typical of the period the property benefits from an attractive bay fronted elevation whilst featuring a stunning contemporary extension at the rear to create much sought after open plan living space. In addition, the cellars have been converted as has the loft space all of which combines to achieve an approximate floor area of 2,230 sq ft (207 sq m). This includes a recently constructed garden room which may be suitable for a variety uses.

The accommodation is approached beyond a recessed porch with stained glass/panelled front door and the entrance hall leads into a formal reception room with period style fireplace surround and double glazed sash bay window. Positioned toward the rear is a stunning living/dining kitchen with glass balustrade staircase to the lower and upper level. The living area features an inset wood burning stove with recessed log store beneath and the naturally light dining kitchen is fitted with full range of Siemens appliances and an impressive matching centre island with breakfast bar. In addition, bi-folding windows open onto the decked seating area which is ideal for entertaining during the summer months.

The lower ground floor conversion includes a spacious family room, adjacent utility room and cloakroom/WC. There is also adequate provision for storage.

At first floor level the bedrooms are generously proportioned and comprise a suite with double bedroom and luxurious shower room/WC., two further double bedrooms and a well appointed family bathroom/WC.

To the second floor a primary suite has been created and incorporates a spacious double bedroom with French windows to a Juliet balcony and a sumptuous en suite shower room/WC.

Gas fired central heating has been installed together with PVCu double glazing and plumbed underfloor heating to the open plan living space.

The front of the property has been block paved to provide off road parking whilst to the rear the private gardens are certainly a feature with the aforementioned decked seating area, artificial lawn and raised flower beds. Importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening. Furthermore, a recently constructed modular garden room may prove invaluable for those who choose to work from home or require a home gym.

The location will undoubtedly be a major factor as this family home forms part of a highly desirable predominantly Victorian area. The village of Hale is approximately 100 yards distance with its range of interesting shops, restaurants and wine bars and railway station providing a commuter service into Manchester.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Stained glass/panelled hardwood front door with transom light above. Decorative tiled floor. External light point.

ENTRANCE HALL

Space for hanging coats and jackets. Woodgrain effect porcelain tiled floor.

SITTING ROOM

14'5" x 12'5" (4.39m x 3.78m)

Period style surround with cast iron fireplace and decorative tiled insert flanked by fitted dresser units. PVCu double glazed sash bay window to the front. Woodgrain effect porcelain tiled floor. Period style radiator.

LIVING/DINING KITCHEN

32'4" x 16'6" (9.86m x 5.03m)

With plumbed underfloor heating and planned to incorporate:

LIVING AREA

Inset wood burning stove with recessed log store beneath. Glass balustrade staircase to the first floor. Woodgrain effect porcelain tiled floor. Recessed LED lighting.

DINING KITCHEN

Fitted with a range of contemporary wall and base units beneath quartz work-surfaces and undermount 1 ½ bowl stainless steel sink with mixer tap and glass splash back. Matching centre island with breakfast bar. Integrated Siemens appliances include an electric fan oven/grill, combination microwave/oven/grill, warming drawer, five zone induction hob, larder fridge, freezer and dishwasher. Double glazed bi-folding windows to the rear decked seating area. Double glazed roof-light. Woodgrain effect porcelain tiled floor. Recessed LED lighting. Glass balustrade staircase to:

LOWER GROUND FLOOR

HALL

Recessed LED lighting. Radiator.

FAMILY ROOM

13'11" x 12'1" (4.24m x 3.68m)

PVCu double glazed window to the front. Recessed LED lighting. Radiator.

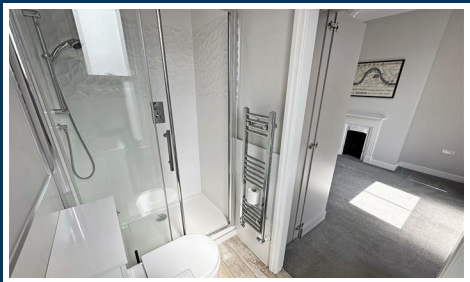
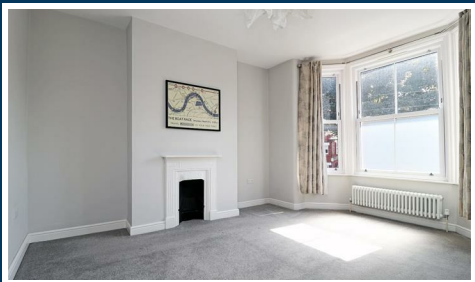
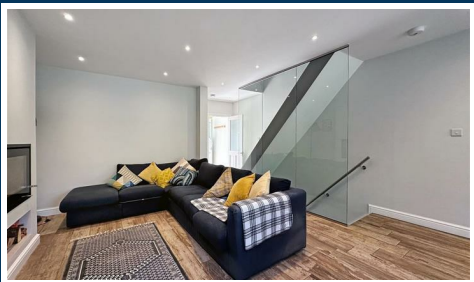
UTILITY ROOM

11'3" x 8'11" (3.43m x 2.72m)

Fitted with high gloss white wall and base units beneath natural wood work-surfaces and inset stainless steel drainer sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Concealed wall mounted gas central heating boiler. Built-in storage cupboard. Wood effect flooring. Recessed LED lighting. Extractor fan.

CLOAKROOM/WC

White/chrome wash basin with mixer tap and low-level WC. Wood effect flooring. Automated recessed LED lighting. Extractor fan.



STORE ROOM

9' x 3'4" (2.74m x 1.02m)

Natural wood shelving. Wood effect flooring. Recessed LED lighting.

FIRST FLOOR

LANDING

Turned spindle balustrade staircase to the second floor. Period style radiator.

BEDROOM ONE

14'5" x 12'1" (4.39m x 3.68m)

Fitted wardrobe containing shelving with cupboards above. PVCu double glazed sash bay window to the front. Cast iron fireplace. Period style radiator.

EN SUITE SHOWER ROOM/WC

7'8" x 4'1" (2.34m x 1.24m)

White/chrome vanity wash basin with mixer tap and low-level WC set within tiled surrounds. Wide tiled enclosure with thermostatic rain shower plus handheld attachment. Opaque PVCu double glazed sash window to the front. Wood effect tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

12'11" x 11'1" (3.94m x 3.38m)

Cast iron fireplace. PVCu double glazed sash window to the rear. Period style radiator.

BEDROOM THREE

11'10" x 9'7" (3.61m x 2.92m)

PVCu double glazed sash window to the rear. Period style radiator.

FAMILY BATHROOM/WC

7'11" x 6'3" (2.41m x 1.91m)

Fitted with a white/chrome suite comprising oval back to wall bath with mixer and shower tap, wall mounted vanity wash basin with mixer tap and low-level WC. Opaque PVCu double glazed sash window to the side. Partially tiled walls. Wood effect tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

SECOND FLOOR

LANDING

PVCu double glazed sash window to the rear. Double glazed roof-light.

BEDROOM FOUR

12'9" x 12'5" (3.89m x 3.78m)

PVCu double glazed French windows set within matching side-screens to the Juliet balcony with wrought iron balustrade. Wood effect flooring. Recessed LED lighting. Period style radiator.

EN SUITE SHOWER ROOM/WC

16'2" x 9'1" (4.93m x 2.77m)

White/chrome double width vanity wash basin with two mixer taps set within tiled surrounds and low-level WC. Walk-in tiled shower with thermostatic rain shower plus handheld attachment . Three double glazed velux windows. Wood effect tiled floor. Recessed LED lighting. Chrome heated towel rail.

OUTSIDE

GARDEN ROOM

13'7" x 8'7" (4.14m x 2.62m)

PVCu double glazed sliding windows set within matching side-screens to the front. Wood effect flooring. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

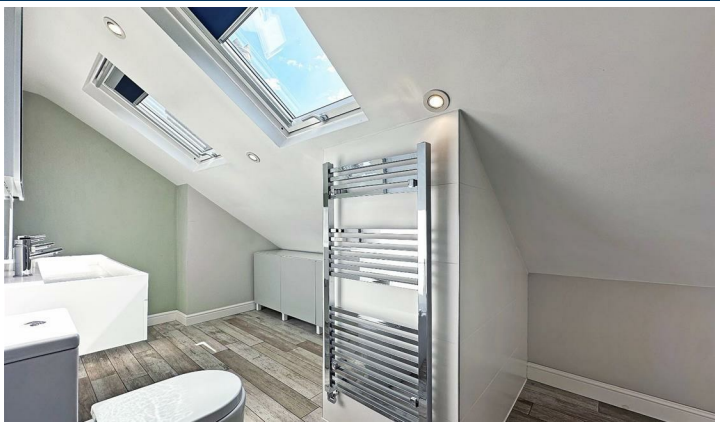
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band E.

NOTE

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



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