

## I WESTWOOD LODGE 17 LEICESTER ROAD | HALE

£650,000

\*\*\*NO ONWARD CHAIN\*\*\*

Forming part of a prestige development of just six apartments and positioned on the ground floor with private south westerly facing terrace at the front. The superbly proportioned accommodation briefly comprises private entrance hall with generous study area, spacious sitting/dining room with French windows to a covered seating area, fitted breakfast kitchen with integrated appliances, primary bedroom with private terrace and en suite bathroom/WC, additional double bedroom and shower room/WC. Garage and allocated parking. Gas fired central heating and double glazing. Superb tree lined grounds and excellent location just a few hundred yards from the village.



POSTCODE: WA15 9QA

DESCRIPTION

This prestigious location is developed predominantly with individually designed detached properties of substantial proportions standing within mature tree lined grounds and is well placed being less than a ¼ of a mile from the village of Hale with its range of individual shops, restaurants and wine bars. A little further to the north lies the comprehensive shopping centre of Altrincham with its highly popular Market Hall and Metrolink station which provides a regular service into Manchester and the surrounding areas.

Westwood Lodge is a small exclusive development of apartments standing within delightful grounds and although being well cared for and ready for immediate occupation, there is an opportunity to redecorate internally to individual taste.

The spacious accommodation is approached beyond a tastefully appointed communal reception area and includes a private entrance hall with generous study area, which may prove invaluable for those who choose to work from home. Double opening doors lead onto an elegant sitting/dining room over 30' in width. With the focal point of a period style fireplace this naturally light reception room also benefits from fitted dresser units to the dining area. In addition, two independent sets of French windows open onto the south westerly facing terrace which is bordered by raised flower beds and ideal for entertaining during the summer months. The adjacent kitchen is fitted with a comprehensive a range of units together with integrated appliances and a peninsula breakfast table. Furthermore, there is a useful utility room.

The excellent primary suite comprises double bedroom with fitted furniture alongside a fully tiled bathroom/WC and importantly French windows which open onto the paved seating area. A further double bedroom features built-in wardrobes and completing the interior is a modern shower room/WC.

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

Externally at the rear is a garage with remotely operated door and an allocated parking space is located beside the communal front door.

The beautifully maintained grounds are well stocked with a variety of shrubs and bushes providing screening from the carriageway.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Entry phone system.

COMMUNAL RECEPTION AREA

Passenger lift and staircase to the upper floors.

PRIVATE ENTRANCE HALL

Panelled hardwood front door. Cloaks cupboard with hanging rail and shelving. Coved cornice. Radiator. Double opening doors to:

SITTING/DINING ROOM

31' x 16'5" (9.45m x 5.00m)

Planned to incorporate:

SITTING AREA

Period style fireplace surround with marble insert/hearth and living flame/coal effect gas fire flanked by fitted units. Timber framed double glazed French windows set within matching side screens to the paved front terrace. Two wall light points. Cornice. Dado rail. Radiator.

DINING AREA

Fitted dresser units. Timber framed double glazed French windows set within matching side screens to the paved front terrace. Two wall light points. Cornice. Dado rail. Radiator.

BREAKFAST KITCHEN

13'6" x 10'3" (4.11m x 3.12m)

Fitted with white wall and base units beneath wood effect heat resistant work-surfaces and inset 1 ½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, microwave oven, ceramic hob with stainless steel splash-back and chimney cooker hood above and fridge/freezer. Peninsula breakfast table. Timber framed double glazed window to the side. Tiled floor. Radiator.





## UTILITY ROOM

7'2" x 6'3" (2.18m x 1.91m)

Matching wall and base units beneath heat resistant work-surfaces and inset drainer sink with mixer tap. Recess for a fridge and automatic washing machine. Floor standing gas fired boiler. Airing cupboard with shelving and housing the hot water cylinder. Tiled floor.

## BEDROOM ONE

16'2" x 13'1" (4.93m x 3.99m)

Six door range of built-in mirror fronted wardrobes containing hanging rails and shelving. Fitted drawers and bookshelves. Timber framed double glazed French windows set within matching side screens to the paved rear terrace. Coved cornice. Radiator.

## EN SUITE BATHROOM/WC

10'8" x 9' (3.25m x 2.74m)

Fitted with a contemporary white/chrome suite comprising wall mounted vanity wash basin with quartz countertop and mixer tap, cantilevered WC with concealed cistern and cantilevered bidet with mixer tap. Walk-in bath with mixer/shower tap. Tiled walls and floor. Tall wood effect cabinets flanking the vanity unit. High gloss white wall mounted cabinets. Extractor fan. Heated towel rail.

## BEDROOM TWO

12'9" x 10'3" (3.89m x 3.12m)

Four door built-in wardrobes containing hanging rails and shelving. Timber framed double glazed window to the rear. Coved cornice. Radiator.

## SHOWER ROOM/WC

9'5" x 6'5" (2.87m x 1.96m)

Fitted with a modern white/chrome pedestal wash basin with mixer tap and low-level WC set within tiled surrounds. Corner tiled enclosure with thermostatic shower. Built-in mirror fronted wardrobe/storage with sliding doors containing hanging rails and shelving. Tiled floor. Extractor fan. Heated towel rail.

## STUDY AREA

Timber framed double glazed window to the rear. Coved cornice. Radiator.

## OUTSIDE

## GARAGE

19'4" x 9'9" (5.89m x 2.97m)

Remotely operated up and over door. Light and power supplies.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

We are informed the Freehold is vested within a company of which each owner possesses an equal share. This should be verified by your Solicitor.

## SERVICE CHARGE

We understand the service charge is approximately £3,600.00 per annum. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

## COUNCIL TAX

Band F.

## NOTE

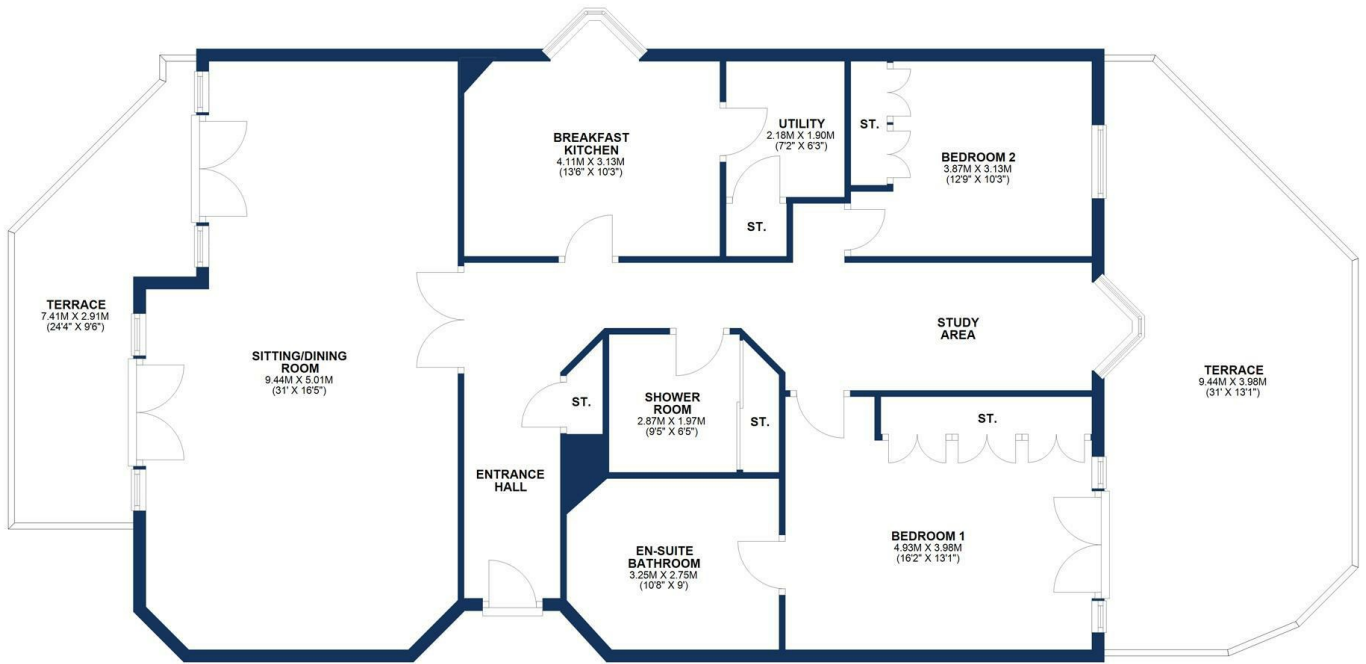
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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.

# GROUND FLOOR

APPROX. 137.7 SQ. METRES (1482.0 SQ. FEET)



TOTAL AREA: APPROX. 137.7 SQ. METRES (1482.0 SQ. FEET)

Floorplan for illustrative purposes only



## 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