



## I CLAREMONT GROVE | HALE

£1,200,000

An extended Victorian semi detached house with accommodation arranged over four floors and attractive landscaped grounds with a south and westerly aspect at the rear. Occupying an ideal location within the South Hale Conservation Area adjacent to the village centre. Retaining much of the original character and charm. The accommodation briefly comprises covered porch, entrance hall, sitting room, dining room, breakfast kitchen, cloakroom/WC, lower ground floor utility and cellar room, five excellent double bedrooms and two bath/shower rooms. Gas fired central heating and partial double glazing. Parking within the wide driveway. Brick built store. Decked rear seating area and lawned gardens.



POSTCODE: WA15 9HH

DESCRIPTION

This fine Victorian semi detached house has been extended over the years but retains many of the original period features all of which combines to create a superb family home in a highly sought after location adjacent to the village of Hale. Standing within mature grounds on a quiet cul de sac, the property features attractive partially rendered gables and bay windows flanking a covered porch with the original panelled front door. The character is continued to the interior with a spindle balustrade staircase alongside panelled doors within moulded architraves and decorative cornices. The overall effect is enhanced by sash windows and original fireplaces complemented by tasteful decor.

The reception rooms are of generous size and the naturally light sitting room includes a wide bay window and grand period fireplace. With the focal point of a stunning marble fireplace the dining room is ideal for formal entertaining and French windows open onto the delightful gardens. The spacious breakfast kitchen has been fitted with a range of hand painted Shaker style units and polished granite work-surfaces the adjacent rear hall connects to the cloakroom/WC.

The basement has been utilised to include a utility room and additional room which may be used for a variety of purposes.

At first floor level there are three excellent double bedrooms adorned with period fireplaces and a bathroom/WC complete with separate shower enclosure. To the second floor two further double bedrooms feature cast iron fireplaces and a shower room/WC completes the accommodation.

Gas fired central heating has been installed together with partial double glazing including encapsulated original stained glass windows.

The walled gardens are certainly a feature and the aforementioned decked seating area is ideal for entertaining during the summer months. Also laid to lawn and surrounded by mature trees and shrubs this attractive setting benefits from a south and westerly aspect to enjoy the sunshine throughout the day and into the evening. In addition, the wide driveway provides parking for at least two cars and there is a brick built store at the rear.

Positioned in the South Hale Conservation Area this helps ensure changes respect the area's character and appearance and protects the local historic architecture. Ideally located just a few hundred yards from the village of Hale with its range of individual shops and fashionable restaurants and railway station providing a commuter service into Manchester. The property also lies within the catchment area of highly regarded primary and secondary schools and is equally well placed for the surrounding motorway network and Manchester international airport.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Stained glass/panelled hardwood front door with transom light above. Tiled floor.

ENTRANCE HALL

15'1" x 14'11" (4.60m x 4.55m)

Spindle balustrade staircase. Stained glass sash windows to the side. Natural wood flooring. Cornice. Dado rail. Covered radiator.

SITTING ROOM

15'8" x 12'1" (4.78m x 3.68m)

Period fireplace surround with revealed brick recess and cast iron range set upon a stone hearth. Timber framed sash bay window with natural wood shutters. Cornice. Picture rail. Radiator.

DINING ROOM

13'3" x 12'2" (4.04m x 3.71m)

Marble fireplace surround with tiled insert/hearth and living flame coal effect gas fire. Timber framed French windows to the decked rear seating area. Timber framed sash windows to the front and side. Natural wood flooring. Cornice. Picture rail. Radiator.

BREAKFAST KITCHEN

21'5" x 13'9" (6.53m x 4.19m)

Fitted with a range of Shaker style wall and base units beneath polished granite work-surfaces/up-stands and two under-mount stainless steel sinks with professional style mixer tap. Substantial matching pantry unit. Recess for a range cooker with stainless steel splash-back and extractor/light above. Recess for an American style fridge/freezer. Integrated dishwasher. Ample space for a table and chairs. Decorative fireplace with ornate cast iron stove and tiled hearth flanked by built-in cupboards with shelving. Timber framed double glazed windows to the side. Velux window. Hardwood flooring. Recessed LED lighting. Radiator.

REAR HALL

Timber framed glazed/panelled door to the rear. Recessed low-voltage lighting.

CLOAKROOM/WC

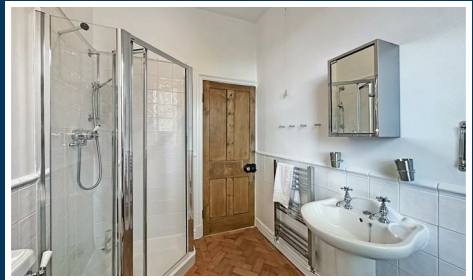
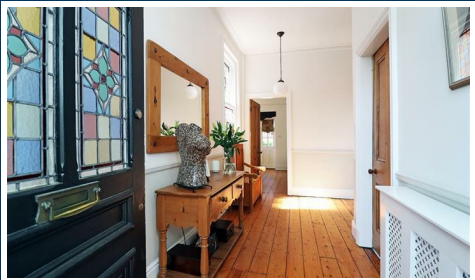
White/chrome wall mounted wash basin and low-level WC. Opaque timber framed window to the side. Wood flooring. Recessed low-voltage lighting. Extractor fan. Radiator.

LOWER GROUND FLOOR

HALLWAY

18'7" x 5'4" (5.66m x 1.63m)

Built-in storage cupboards. Timber framed double glazed window to the side. Tiled floor. Recessed LED lighting.





## UTILITY

8'7" x 5'7" (2.62m x 1.70m)

Heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine and fridge. Space for a tumble dryer. Floor standing boiler. Tiled floor. Recessed LED lighting.

## CELLAR ROOM

15'6" x 11'10" (4.72m x 3.61m)

Timber framed double glazed window to the front. Tiled floor. Recessed LED lighting. Radiator.

## FIRST FLOOR

### LANDING

18'7" x 5'4" (5.66m x 1.63m)

Spindle balustrade staircase to the second floor. Timber framed sash window to the side. Recessed LED lighting. Dado rail. Covered radiator.

### BEDROOM ONE

15'8" x 12'4" (4.78m x 3.76m)

Fitted wardrobes containing hanging rails with cupboards above. Cast iron fireplace with tiled insert. Timber framed sash bay window to the front. Recessed low-voltage lighting. Cornice. Radiator.

### BEDROOM TWO

12'3" x 12'2" (3.73m x 3.71m)

Built-in cupboard with shelving. Cast iron fireplace. Timber framed sash window to the rear. Radiator.

### BEDROOM THREE

13'3" x 12'4" (4.04m x 3.76m)

Period fireplace surround. Timber framed sash window to the front. Recessed low-voltage lighting. Picture rail. Radiator.

## BATHROOM/WC

9'3" x 5'11" (2.82m x 1.80m)

Fitted with a traditional white/chrome suite comprising panelled bath with mixer/shower tap, pedestal wash basin and low-level WC. Tiled enclosure with thermostatic shower. Opaque timber framed sash window to the front. Partially tiled walls. Parquet flooring. Extractor fan. Chrome heated towel rail.

## SECOND FLOOR

### LANDING

11' x 5'4" (3.35m x 1.63m)

Fitted bookshelves. Recessed LED lighting.

### BEDROOM FOUR

18'7" x 15'8" (5.66m x 4.78m)

Fitted wardrobes containing hanging rails, shelving and drawers with cupboards above. Timber framed double glazed window to the front. Encapsulated stained glass window to the side. Velux window. Hardwood flooring. Recessed LED lighting. Radiator.

### BEDROOM FIVE

12'3" x 12'2" (3.73m x 3.71m)

Cast iron fireplace. PVCu double glazed window to the rear. Recessed low-voltage lighting. Radiator.

## SHOWER ROOM/WC

7'9" x 5'4" (2.36m x 1.63m)

Modern white/chrome circular counter-top wash basin set within a tiled surround and low-level WC. Corner tiled enclosure with thermostatic shower. Encapsulated stained glass window to the side. Hardwood flooring. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## OUTSIDE

Wide driveway providing off road parking for two cars.

Brick built shed to the rear.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

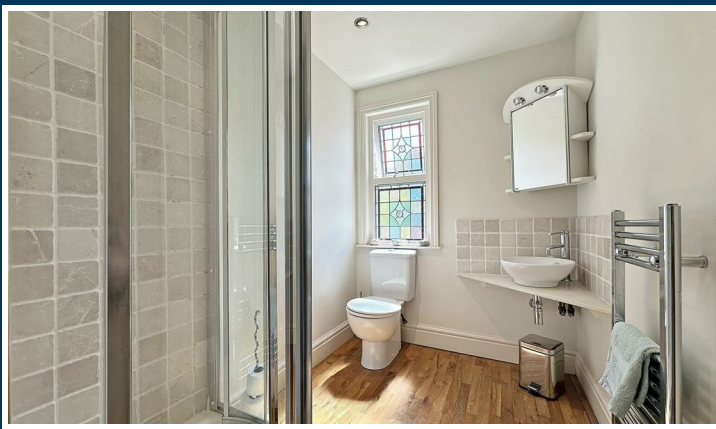
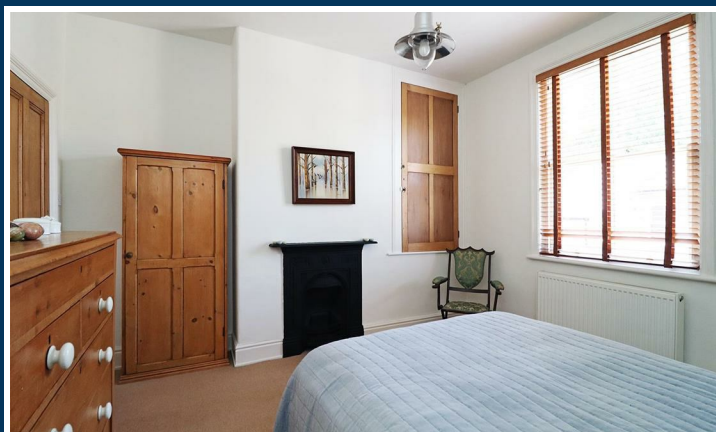
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

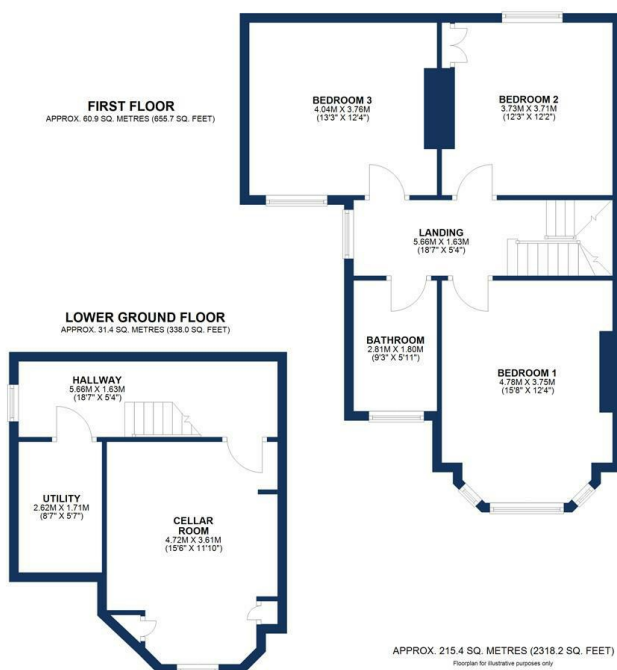
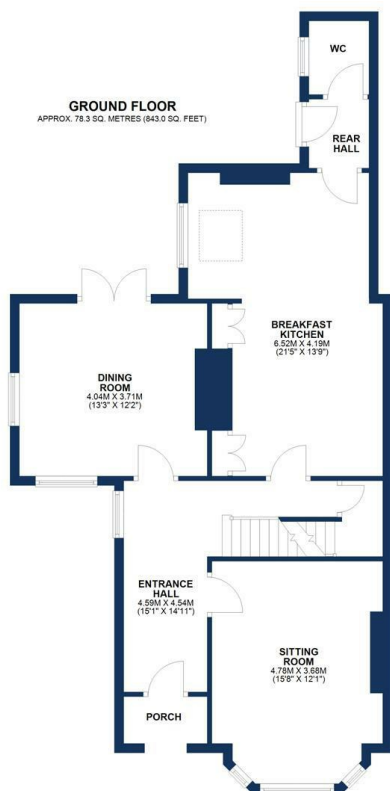
Band G.

## 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