



I CLAREMONT GROVE | HALE

£1,150,000

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 combine 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

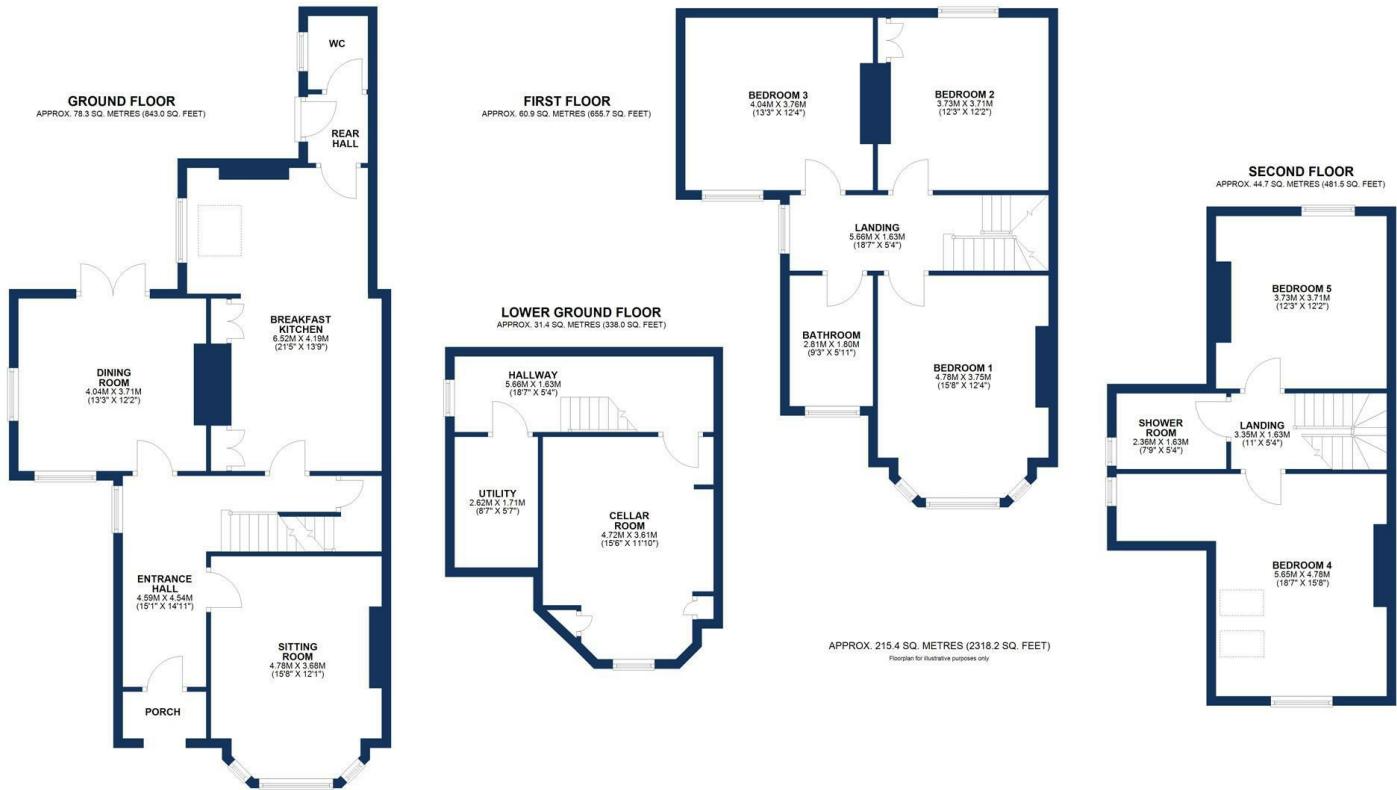
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## NOTE

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



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