



## 5 FERNLEA | HALE

OFFERS IN THE REGION OF £900,000

A superbly presented modern detached family house positioned within a highly favoured cul de sac development approximately half a mile from the village of Hale. The generously proportioned accommodation briefly comprises enclosed porch, entrance hall, cloakroom/WC, spacious dual aspect sitting room, formal dining room, fitted kitchen with integrated appliances and adjoining morning room, study, primary bedroom with en suite shower room/WC, three further double bedrooms and family shower room/WC. Gas fired central heating and PVCu double glazing. Paved driveway and attached double garage. Mature landscaped grounds including paved terraces and gardens laid mainly to lawn. Sought after location.



POSTCODE: WA15 9LH

DESCRIPTION

Fernlea is a quiet cul de sac containing substantial detached houses of modern design set well back from the grass verge and tree lined carriageway. The location is highly sought after being approximately ½ a mile distance from the village of Hale with its range of individual shops, fashionable restaurants and train station and the property also lies within the catchment area of highly regarded primary and secondary schools. A little further is the comprehensive shopping centre of Altrincham town with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and, in addition, the area is well placed for the surrounding network of motorways. Importantly, just a few hundred yards to the south are walks through the Bollin Valley which forms part of the North Cheshire Greenbelt.

This spacious family home features attractive partially rendered elevations and stands in a remarkable corner plot with landscaped grounds which include a private paved terrace accessed from the dining room as well as a further paved seating area approached from the morning room. The rear gardens incorporate a manicured lawn surrounded by mature borders and a variety of trees all of which combine to create a delightful setting with a high degree of privacy.

The superbly presented accommodation is generously proportioned throughout with an enclosed porch and wide entrance hall leading onto an elegant dual aspect sitting room with the focal point of a stone fireplace surround and living flame gas fire framed in brushed chrome. The separate dining room is ideal for formal entertaining and the adjacent kitchen is fitted with Shaker style units complemented by wood effect work surfaces and integrated appliances. The adjoining morning room also provides space for utilities and overlooks the aforementioned rear gardens. Completing the ground floor is a cloakroom/WC and a study which may prove invaluable for those who choose to work from home.

At first floor level the excellent primary suite comprises double bedroom with fitted wardrobes and shower room/WC. Three further double bedrooms all benefit from fitted furniture and are served by the modern shower room/WC.

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

Externally the paved driveway provides parking for several vehicles with an attached double garage beyond and there is gated access to the side.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Opaque PVCu double glazed/panelled front door set within matching side-screens. Opaque PVCu double glazed window to the side. Tiled floor. Recessed low-voltage lighting. Radiator.

ENTRANCE HALL

22'6" x 6'2" (6.86m x 1.88m)

Leaded effect opaque PVCu double glazed/panelled door. Staircase to the first floor. Opaque PVCu double glazed window to the side. Coved cornice. Two radiators.

SITTING ROOM

18' x 15' (5.49m x 4.57m)

Stone fireplace surround and hearth with living flame/coal effect gas fire framed in brushed chrome. PVCu double glazed windows to both sides. Three wall light points. Coved cornice. Radiator.

DINING ROOM

15' x 8'10" (4.57m x 2.69m)

PVCu double glazed sliding windows to the stone paved terrace. Three wall light points. Coved cornice. Radiator.

KITCHEN

11'3" x 8'3" (3.43m x 2.51m)

Fitted with Shaker style 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, four ring ceramic hob with extractor fan/light above and fridge. Under unit lighting. PVCu double glazed window to the rear. Tile effect flooring. Coved cornice. Radiator.

MORNING ROOM

12'4" x 10'10" (3.76m x 3.30m)

Recess for an automatic washing machine and slimline dishwasher. Space for a freezer. Wall mounted gas central heating boiler. Opaque PVCu double glazed/panelled door to the paved rear terrace. PVCu double glazed window to the rear. Laminate wood flooring. Coved cornice. Radiator.



## STUDY

9'1" x 8'8" (2.77m x 2.64m)

Fitted cloaks cupboard with space for hanging coats and jackets. PVCu double glazed window to the rear. Coved cornice. Radiator.

## CLOAKROOM/WC

8'2" x 3'11" (2.49m x 1.19m)

Pedestal wash basin and low-level WC. Opaque PVCu double glazed window to the rear. Wood effect flooring. Shaver point. Coved cornice. Radiator.

## FIRST FLOOR

### LANDING

Airing cupboard with shelving and radiator. Loft access hatch. PVCu double glazed window to the side. Coved cornice. Radiator.

### BEDROOM ONE

15'3" x 15' (4.65m x 4.57m)

Fitted with a four door range of wardrobes containing hanging rails and shelving. Recess for a king-size bed flanked by wardrobes containing hanging rails and shelving. Built-in closet containing hanging and shelving. PVCu double glazed windows to the front and side. Coved cornice. Radiator.

### EN SUITE SHOWER ROOM/WC

8'4" x 3'9" (2.54m x 1.14m)

Vanity wash basin with mixer tap and low-level WC. Tiled enclosure with electric shower. Tiled walls. Wood effect flooring. Wall light point. Extractor fan. Radiator.

### BEDROOM TWO

15' x 9'10" (4.57m x 3.00m)

Fitted with a four door range of wardrobes containing hanging rails and shelving. Recess for a double bed flanked by matching bedside tables. PVCu double glazed windows to both sides. Coved cornice. Radiator.

### BEDROOM THREE

15' x 9'9" (4.57m x 2.97m)

Fitted with a three door range of wardrobes containing hanging rails and shelving. PVCu double glazed windows to the front and rear. Coved cornice. Radiator.

### BEDROOM FOUR

12' x 8' (3.66m x 2.44m)

Fitted with a three door range of wardrobes containing hanging rail and shelving. Built-in storage cupboard with shelving. PVCu double glazed window to the side. Coved cornice. Radiator.

## SHOWER ROOM/WC

7'11" x 7'5" (2.41m x 2.26m)

White/chrome semi recessed vanity wash basin with mixer tap and low-level WC. Tiled corner enclosure with electric shower. Mirror fronted cabinet. Opaque PVCu double glazed window to the rear. Partially tiled walls. Tiled floor. Extractor fan. Chrome heated towel rail.

## OUTSIDE

### ATTACHED DOUBLE GARAGE

18' x 16'5" (5.49m x 5.00m)

Remotely operated up and over door. Fitted wall and base units. Opaque PVCu double glazed/panelled door to the side. Opaque PVCu double glazed window to the side. Light and power supplies.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

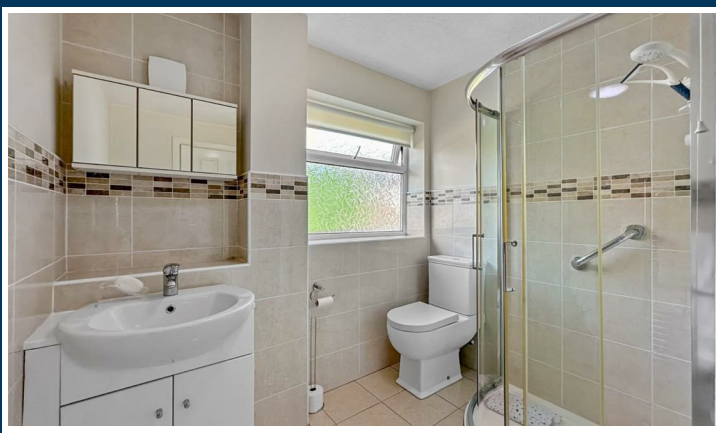
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band F.

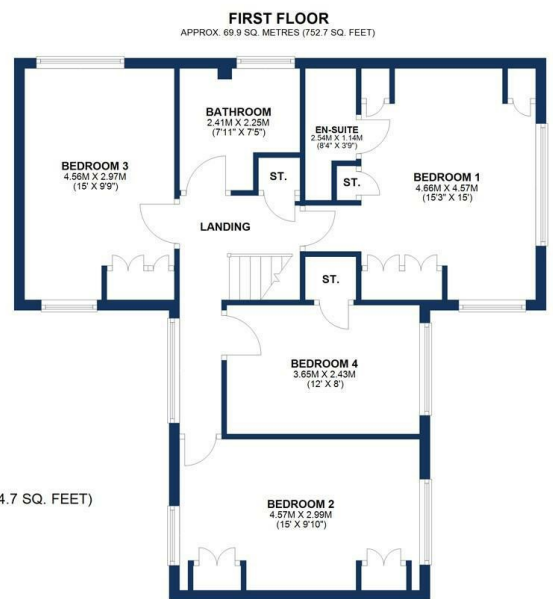
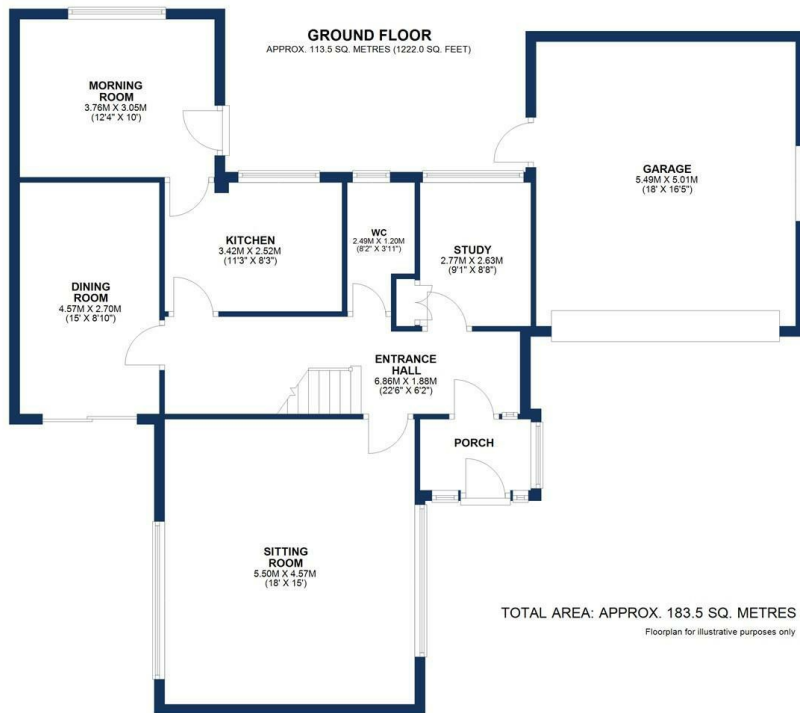
## NOTE

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. 183.5 SQ. METRES (1974.7 SQ. FEET)**  
Floorplan for illustrative purposes only



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