



33 OAK ROAD | HALE

£435,000

NO ONWARD CHAIN

A period bay fronted terraced house positioned adjacent to both the village of Hale and market town of Altrincham. The accommodation is in need of modernisation/refurbishment and briefly comprises covered porch, entrance hall, sitting room, dining room, kitchen, utility room, two excellent double bedrooms and bathroom/WC. Gas fired central heating and partial PVCu double glazing. Enclosed west facing courtyard garden to the rear. A superb opportunity to remodel to individual taste.

POSTCODE: WA15 9JA

DESCRIPTION

This attractive period terraced house occupies an enviable position less than half a mile from the village of Hale with its range of individual shops, restaurants and bars and railway station. A similar distance to the west is the comprehensive shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options and the Metrolink provides a commuter service into Manchester. The property also lies within the catchment area of highly regarded primary and secondary schools and there is easy access to Stamford Park which includes tennis courts and multigenerational recreation areas.

The well proportioned interior would benefit from a program of modernisation and presents a superb opportunity to remodel to individual taste. There is much further potential, subject to obtaining the relevant approval, as surrounding properties have converted the loft space to create an additional en suite bedroom.

The accommodation is set back beyond a courtyard and timber framed covered porch. The entrance hall leads onto a spacious sitting room with angular bay window and positioned toward the rear there is a formal dining room with quarry tiled floor. The adjacent kitchen is fitted with Shaker style units and an adjoining utility room could be combined to establish a generous breakfast kitchen with access to the rear garden.

In addition, there is storage within a half cellar positioned beneath the entrance hall.

At first floor level there are two excellent double bedrooms alongside a bathroom/WC.

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

The larger than average partially walled rear gardens are ideal for entertaining during the summer months. Importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening. Furthermore, there is gated access to the rear passageway and no right of way from the neighbouring properties.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Opaque glazed timber framed front door and transom light.

ENTRANCE HALL

Staircase to the first floor. Cornice. Radiator.

SITTING ROOM

13'9" x 11'3" (4.19m x 3.43m)

Timber framed bay window with stained glass top light. Cornice. Radiator.

DINING ROOM

13' x 11'8" (3.96m x 3.56m)

Timber framed sash window to the rear,. Quarry tiled floor. Radiator.

KITCHEN

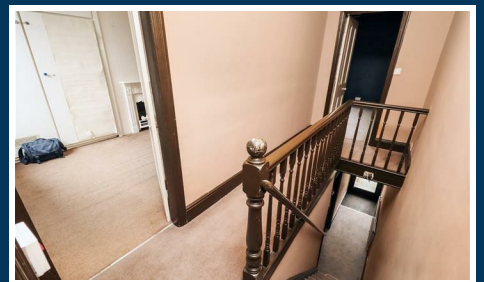
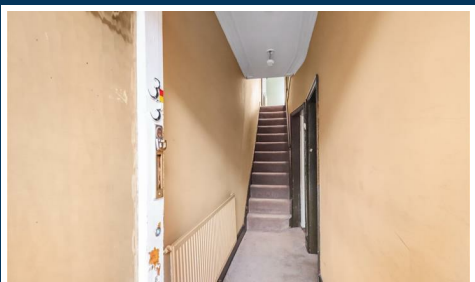
9'7" x 8'4" (2.92m x 2.54m)

Fitted with Shaker style wall and base units beneath wood effect heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Space for a cooker with canopy cooker hood above. Staircase to the half cellar. PVCu double glazed window to the side. Quarry tiled floor. Radiator.

UTILITY ROOM

11'11" x 8'4" (3.63m x 2.54m)

Plumbing for an automatic washing machine. Storage room. Opaque glazed/panelled timber framed door to the side. PVCu double glazed window to the side.



FIRST FLOOR

LANDING

Turned spindle balustrade. Loft hatch. Roof light.

BEDROOM ONE

15' x 11'5" (4.57m x 3.48m)

Cast iron fireplace with decorative tiled hearth. Two timber framed sash windows to the front. Radiator.

BEDROOM TWO

13'2" x 9'5" (4.01m x 2.87m)

Cast iron fireplace. Concealed wall mounted gas central heating boiler. PVCu double glazed window to the rear. Radiator.

BATHROOM/WC

8'4" x 8'4" (2.54m x 2.54m)

Fitted with a white/chrome suite comprising panelled bath with electric shower over, pedestal wash basin and low-level WC. Airing cupboard housing the hot water cylinder. Opaque PVCu double glazed window to the rear. Wood effect flooring. Radiator.

OUTSIDE

Westerly facing rear garden with no right of way from adjoining properties and subsequently larger than average.

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

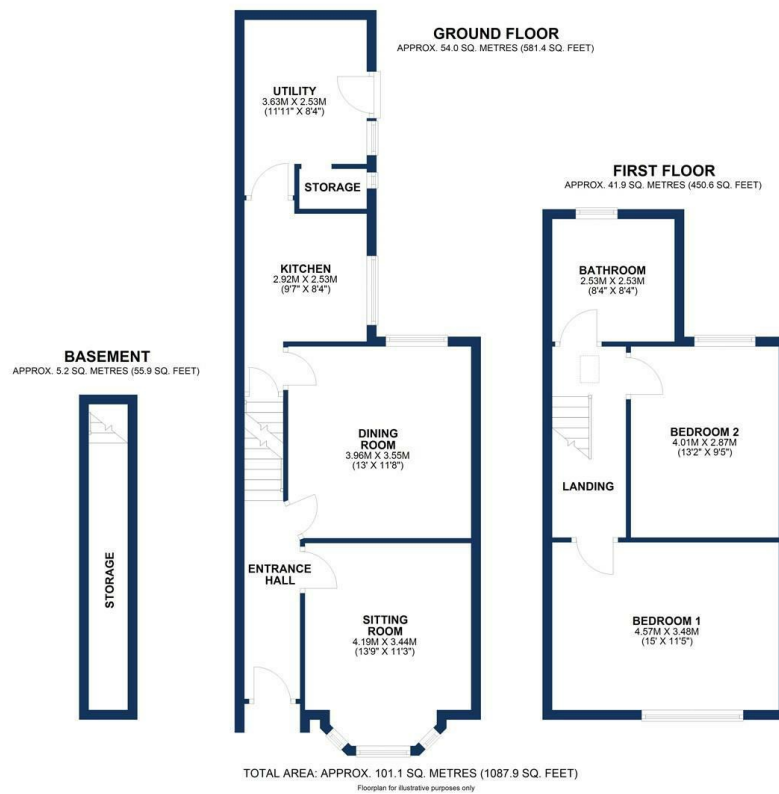
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NOTE

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



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