

IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



46 BEECH ROAD | HALE

£700,000

A superbly proportioned and beautifully presented late Victorian home located on one of the highly sought after tree roads within easy reach of Hale village centre and Altrincham town centre. The accommodation briefly comprises recessed porch, entrance hall leading onto the front sitting room, rear open plan dining kitchen with two sets of doors to the attractive rear gardens plus an adjacent utility room with WC beyond. To the first floor there are two double bedrooms plus the family bathroom/WC and the loft has been converted to create a principal suite with large double bedroom with Juliette balcony and adjacent en-suite shower room/WC. Private gardens to the rear with patio seating area and lawns beyond. Viewing is highly recommended.

POSTCODE: WA15 9HX

DESCRIPTION

Built in the latter part of the Victorian era this bay fronted terraced home forms part of a highly favoured locality ideally placed approximately equidistant between the village of Hale with its range of fashionable restaurants and individual shops and the town centre of Altrincham with its highly popular market hall and Metrolink commuter service into Manchester. The property is also well placed for access to the surrounding network of motorways and Manchester Airport and lies within the catchment area of highly regarded primary and secondary schools. In addition Stamford Park is close by with recreation areas including children's playground and tennis courts.

Typical of the era it is difficult to appreciate from the exterior the extent of the accommodation within. Much of the original character remains with tall ceilings and decorative mouldings compliments by modern enhancements and fittings.

Internal presentation is to an exceptional standard and approached beyond a recessed porch and welcoming entrance hall. Positioned to the front of the property is a spacious sitting room featuring an attractive gas fired stove and bay window with plantation shutters. From the sitting room double glass panelled doors lead onto an open plan dining kitchen with a range of quality integrated appliances and with two sets of doors leading onto the rear gardens and patio seating area. Adjacent to the kitchen is a separate utility room with cloakroom/WC off.

To the first floor there are two excellent double bedrooms, one with fitted wardrobes and both served by a family bathroom fitted with a contemporary suite. The accommodation is completed by the second floor which provides a principal suite with double bedroom with Juliette balcony and adjacent shower room/WC.

Externally there is a gated courtyard garden to the front whilst to the rear is an enclosed patio seating area accessed via the dining area and from the main kitchen double doors lead onto the gardens laid mainly to lawn and enjoying a high degree of privacy.

A superb family home in an ideal location and viewing is essential to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

With leaded and stained glass panelled composite front door. Radiator. Dado rail. Ceiling cornice. Stairs to first floor. Natural wood flooring.

SITTING ROOM

21'7" x 11'10" (6.58m x 3.61m)

A superb main reception room with a focal point of a gas fired stove. PVCu double glazed bay window to the front with plantation shutters. Natural wood flooring. Fitted storage and shelving. Picture rail. Ceiling cornice. Radiator. Double glass panelled doors to:

DINING KITCHEN

21'4" x 8'2" (6.50m x 2.49m)

The dining area provides ample space for dining suite and with herringbone style flooring. PVCu double glazed double doors lead onto the private courtyard with gates to the lawned gardens beyond. Radiator. Recessed low voltage lighting. Opening to:

KITCHEN

Fitted with a comprehensive range of cream wall and base units with contrasting black quartz work surface over incorporating a 1 1/2 bowl sink unit. Integrated Bosch double oven/grill plus 4 ring gas hob with stainless steel extractor hood over. Integrated fridge freezer. Integrated dishwasher. Bin store. Radiator. Double PVCu double glazed doors lead onto the rear garden. Herringbone style flooring. PVCu double glazed window to the side and four Velux windows to the rear. Recessed low voltage lighting.

UTILITY

5'6" x 4'7" (1.68m x 1.40m)

With wall mounted cupboards. Work surface. Plumbing for washing machine and space for dryer beneath.



CLOAKROOM

With low level WC and wash hand basin with tiled splashback. Herringbone style flooring. Extractor fan. Cupboard housing combination gas central heating boiler.

FIRST FLOOR

LANDING

Dado rail. Spindle balustrade staircase to first floor.

BEDROOM 1

15'1" x 12'0" (4.60m x 3.66m)

Two PVCu double glazed sash windows to front with plantation shutters. Fitted wardrobes. Television aerial point. Radiator. Ceiling cornice.

BEDROOM 2

13'0" x 9'2" (3.96m x 2.79m)

Sash style PVCu double glazed window to the rear. Ceiling cornice. Radiator.

BATHROOM

8'0" x 8'0" (2.44m x 2.44m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath, separate tiled shower enclosure, wash basin and WC. Laminate wood flooring. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Tiled splashback. Extractor fan. Recessed low voltage lighting.

SECOND FLOOR

LANDING

PVCu double glazed window to the rear. Recessed low voltage lighting.

BEDROOM 1

19'0" x 11'10" (5.79m x 3.61m)

With PVCu double glazed double doors to Juliette balcony. Velux window to the front. Stripped floorboards. Radiator.

EN-SUITE

9'0" x 4'8" (2.74m x 1.42m)

With white suite with chrome fittings comprising tiled shower cubicle, vanity wash basin and WC. Velux window to the front. Extractor fan. Stripped floorboards. Chrome heated towel rail. Tiled splashback.

OUTSIDE

To the front of the property there is a gated courtyard garden whilst to the rear and accessed via the dining area is a separate enclosed patio with gates leading onto the delightful lawned gardens which can also be accessed via the kitchen.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

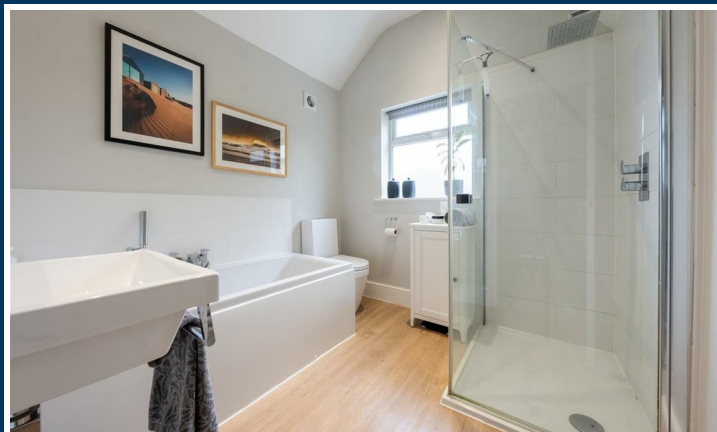
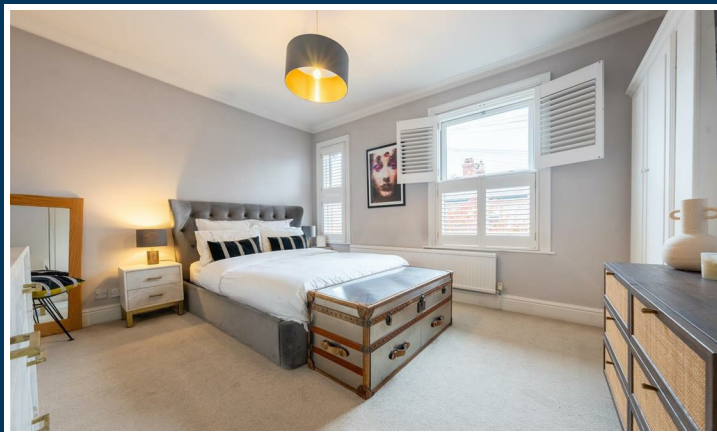
Trafford Band "D"

TENURE

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

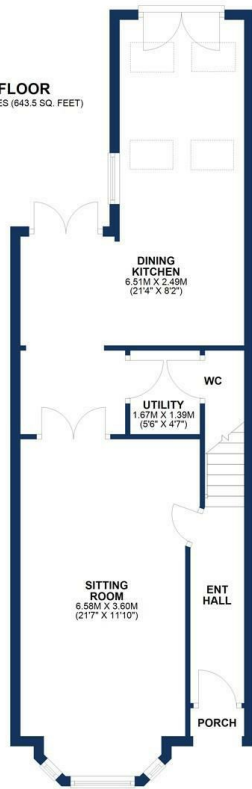
NOTE

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



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GROUND FLOOR
APPROX. 59.8 SQ. METRES (643.5 SQ. FEET)



TOTAL AREA: APPROX. 130.3 SQ. METRES (1402.6 SQ. FEET)
Floorplan for illustrative purposes only

FIRST FLOOR
APPROX. 40.8 SQ. METRES (439.5 SQ. FEET)



SECOND FLOOR
APPROX. 29.7 SQ. METRES (319.6 SQ. FEET)



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