



46 APPLETON ROAD | HALE

OFFERS IN THE REGION OF £1,250,000

NO ONWARD CHAIN

A fine Edwardian detached house standing within superb landscaped grounds extending to approximately one fifth of an acre. Ideal location less than half a mile distance from the village of Hale. The superbly proportioned accommodation briefly comprises enclosed porch, entrance hall, sitting room, dining room, conservatory, breakfast kitchen, utility room, office, cloakroom/WC, primary bedroom with dressing room and en suite shower room/wc, three further bedrooms, shower room and WC. Basement with cellar chambers. Gas fired central heating and PVCu double glazing. Detached double garage and driveway providing ample off road parking. Much further potential subject to planning approval.

POSTCODE: WA15 9LP

DESCRIPTION

Appleton Road is a tree lined carriageway containing houses of individual design, set well back and standing within mature surroundings. The location is highly sought after being less than half a mile distance from the centre of Hale with its range of individual shops, fashionable restaurants and train station and also lies within the catchment area of highly regarded primary and secondary schools. A little further is Altrincham town centre 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 the area is well placed for the surrounding network of motorways.

This Edwardian detached family house has been constructed to a traditional design characterised by a bay window beneath a partially rendered gable elevation surmounted by a slate tiled roof. The grounds are an undoubted feature and need to be seen to be appreciated. The site extends to approximately one fifth of an acre and therefore presents an ideal opportunity to increase the size of the living space, subject to obtaining the necessary planning consent.

Much of the original character remains with stained glass windows, tall ceilings and panelled doors enhanced by double glazing and gas fired central heating.

Approached beyond an enclosed porch the entrance hall features a spindle balustrade staircase and leads onto a spacious sitting room with the focal point of an attractive period fireplace surround. The adjacent dining room is ideal for formal entertaining and the naturally light conservatory enjoys delightful views across the gardens. The kitchen is fitted with Shaker style units and integrated appliances alongside a matching peninsula breakfast bar and there is also a substantial utility room. Completing the ground floor is a home office which may prove invaluable for those who choose to work from home and a fully tiled cloakroom/WC.

The basement comprises multiple cellar chambers incorporating a utility area and provides ample storage options.

At first floor level the primary bedroom benefits from a dressing room with built-in furniture and en suite shower room/WC. Three further bedrooms with fitted/built-in wardrobes are served by the modern shower room and separate WC.

Externally there is a wide driveway providing off road parking for several vehicles with detached double garage beyond. The carefully designed gardens feature abundant flower beds with an assortment of colour complemented by a lawn and paved terrace surrounded by a variety of mature trees all of which combines to create an attractive setting.

In conclusion, a superb family home requiring a degree of modernisation and with much further potential, subject to seeking the relevant approval.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed/panelled door with matching fanlight and brick arch above. Coved cornice. Tiled floor.

ENTRANCE HALL

Stained glass/panelled hardwood front door set within a matching surround. Spindle balustrade staircase to the first floor. Hardwood parquet flooring. Coved cornice. Picture rail. Two radiators.

CLOAKROOM/WC

White/chrome pedestal wash basin with mixer tap and low-level WC. Opaque timber framed double glazed window to the side. Tiled walls and floor. Chrome heated towel rail.

SITTING ROOM

17'4" x 15'4" (5.28m x 4.67m)

Period fireplace surround with cast iron living flame/coal effect gas fire set upon a tiled hearth. PVCu double glazed bay window with stained glass top-light. Stained glass timber framed window to the side. Coved cornice. Picture rail. Two radiators.

DINING ROOM

14'11" x 11'11" (4.55m x 3.63m)

Period fireplace surround flanked by a full height storage cupboard with shelving. Stained glass timber framed window to the side. Marble effect tiled floor. Coved cornice. Picture rail. Radiator. PVCu double glazed/panelled door set within matching side screens and stained glass top-lights to:

CONSERVATORY

13'8" x 9'3" (4.17m x 2.82m)

Brick to the lower section, PVCu framed and double glazed beneath a transparent roof. Marble effect tiled floor. Radiator.

BREAKFAST KITCHEN

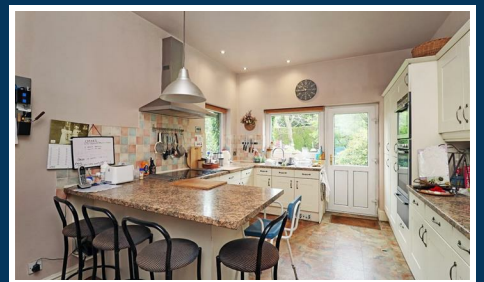
15'3" x 10'11" (4.65m x 3.33m)

Fitted with Shaker style wall and base units beneath granite effect heat resistant work surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Matching peninsula breakfast bar. Integrated appliances include a Neff electric fan oven/grill, Neff combination microwave/oven/grill and Neff warming drawer, four ring ceramic hob with stainless steel chimney cooker hood above, larder fridge and Neff dishwasher. PVCu double glazed/panelled door to the rear. PVCu double glazed window to the side and rear. Marble effect tiled floor. Radiator.

UTILITY ROOM

14'1" x 8'6" (4.29m x 2.59m)

Matching wall and base units beneath wood effect heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Recess for a freezer, automatic washing machine and tumble dryer. PVCu double glazed window to the front. Tile effect flooring. Radiator.



OFFICE

13'4" x 11'7" (4.06m x 3.53m)

Traditional coal effect gas stove beneath a natural wood mantel. Fitted desks and bookshelves. PVCu double glazed window to the rear. Recessed LED lighting. Radiator.

BASEMENT

CELLAR CHAMBERS

Utility area with matching wall and base units plus inset stainless steel drainer sink with mixer tap. Wall mounted gas central heating boiler. Ample storage space. Access to the rear gardens.

FIRST FLOOR

LANDING

Dado rail. Radiator.

BEDROOM ONE

11'2" x 10'2" (3.40m x 3.10m)

Built-in cupboards with shelving. Two PVCu double glazed windows to the rear. Coved cornice. Radiator.

DRESSING ROOM

8'6" x 6'10" (2.59m x 2.08m)

Built-in wardrobe with hanging rail and cupboard above. Twin pedestal dressing table. Velux window. Radiator.

EN SUITE SHOWER ROOM/WC

8'6" x 7'9" (2.59m x 2.36m)

White/chrome semi recessed vanity wash basin with mixer tap, WC with concealed cistern and bidet with mixer tap. Corner enclosure with marble effect panelled walls and electric shower. Extractor fan. Radiator.

BEDROOM TWO

12'1" x 11'11" (3.68m x 3.63m)

Recess for a double bed with fitted cupboards above flanked by bedside tables and wardrobes containing double hanging rails. Matching twin pedestal dressing table. PVCu double glazed window with stained glass top-light to the front. Coved cornice. Picture rail. Radiator.

BEDROOM THREE

11'7" x 11'4" (3.53m x 3.45m)

PVCu double glazed window with stained glass top-light to the front. Coved cornice. Picture rail. Radiator.

DRESSING ROOM

7'9" x 5'6" (2.36m x 1.68m)

Built-in wardrobe with hanging rail and cupboard above. Velux window.

BEDROOM FOUR

10'6" x 7'8" (3.20m x 2.34m)

Built-in wardrobe containing hanging rail and shelving. Airing cupboard with shelving and housing the hot water cylinder. Period fireplace. PVCu double glazed window to the rear. Dado rail. Radiator.

SHOWER ROOM

9'8" x 6'8" (2.95m x 2.03m)

Fully tiled and fitted with a modern white/chrome semi recessed vanity wash basin with mixer tap. Walk-in shower beyond a glass screen with thermostatic rain shower plus handheld attachment. Opaque PVCu double glazed window to the side. Recessed LED lighting. Extractor fan. Heated towel rail.

WC

White/chrome wash basin with mixer tap and low-level WC. Tiled walls and floor. Recessed low-voltage lighting. Extractor fan.

STORE ROOM

8'6" x 6'6" (2.59m x 1.98m)

Shelving. Velux window. Radiator.

OUTSIDE

DOUBLE GARAGE

20'1" x 18'9" (6.12m x 5.72m)

Remotely operated up and over door. Light and power supplies. Glazed/panelled timber framed door to the rear. Timber framed window to the rear.

SERVICES

All main 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

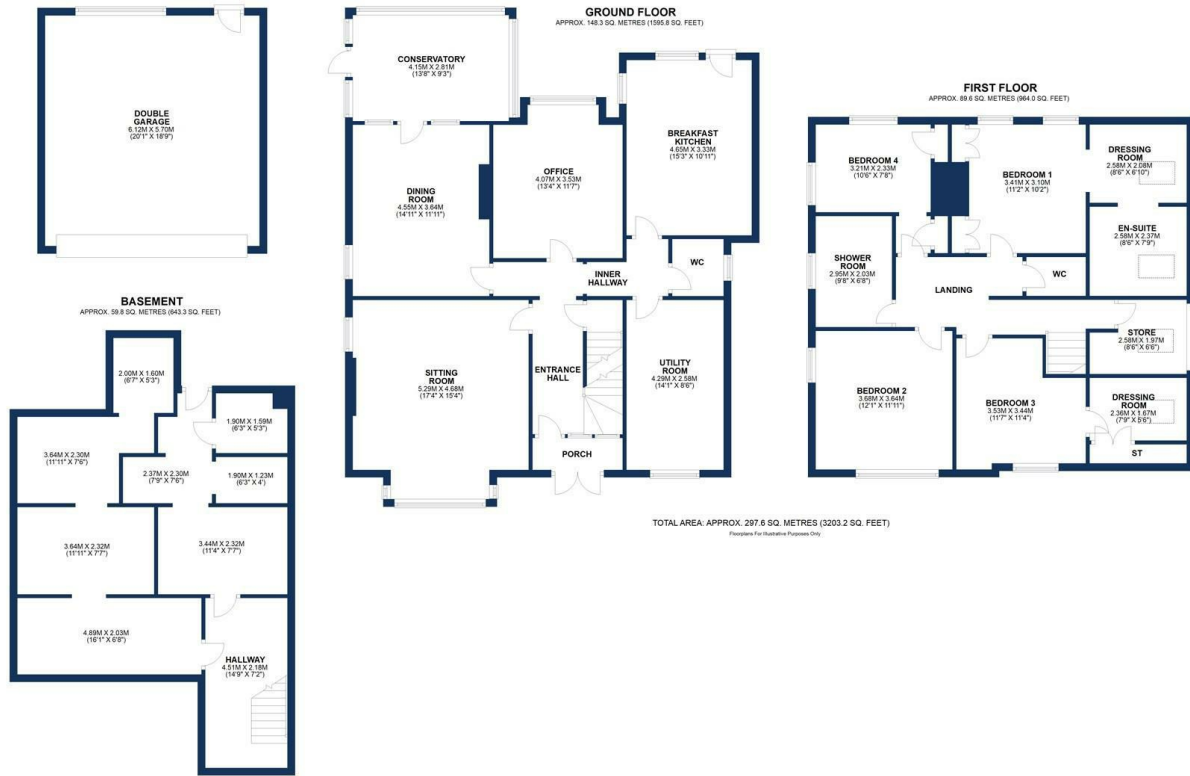
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NOTE

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



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