



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,500,000

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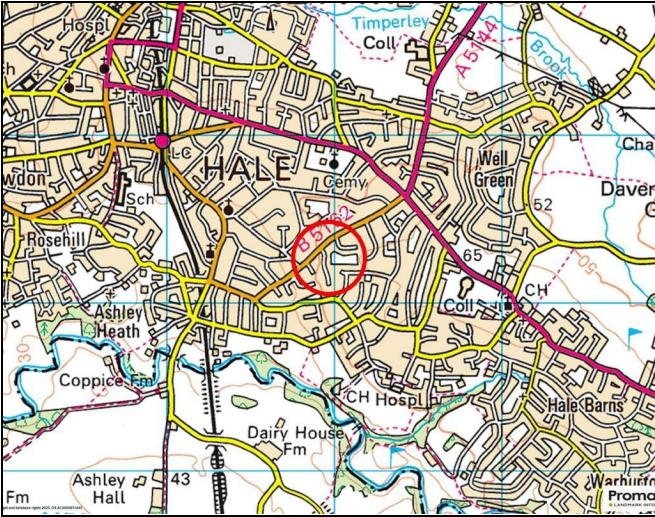
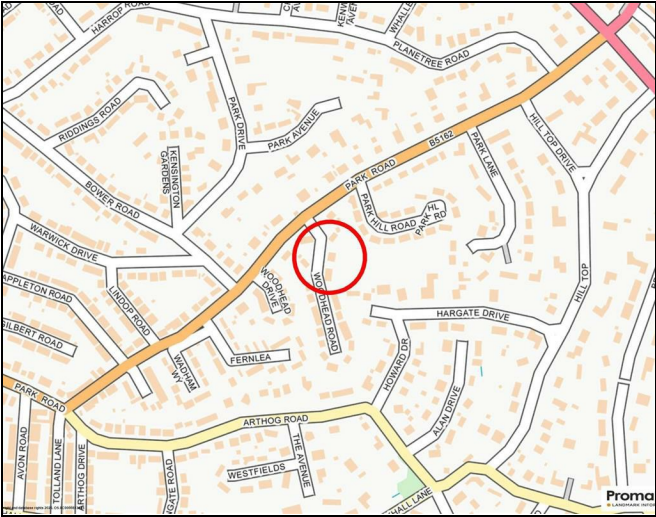
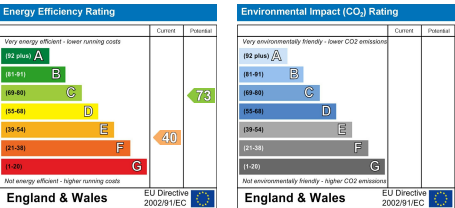
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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

AN ENORMOUSLY ATTRACTIVE AND BEAUTIFULLY PRESENTED, TRADITIONAL DETACHED FAMILY HOME STANDING ON A WONDERFUL 0.23 OF AN ACRE MATURE GARDEN PLOT ON THIS DESIRABLE ROAD CLOSE TO HALE VILLAGE. 2674 SQFT

Porch. Hall. WC. Lounge/Dining Room. Family Room. 525sqft Live In Dining Kitchen. Boot Room. Utility Room. Five Bedrooms. Two Bath/Shower Rooms. Gated Driveway. Garage/Store. Beautiful Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

An enormously attractive traditional Detached family home, sitting on a beautiful mature garden plot extending to 0.23 of an acre, with garden areas laid to three sides, designed to maximise the movement of the sun throughout the day.

The location is ideal, on a desirable cul de sac within walking distance of Hale Village with its range of fashionable shops, restaurants, cafes and bars.

In addition, excellent primary and preparatory schools are nearby as Altrincham Boys and Girls Grammar Schools.

The property has been updated, extended and improved, and is immaculately presented throughout and provides perfectly balanced family accommodation extending to 2674 square feet.

To the Ground Floor are Two well proportioned Reception Rooms, in addition to a fabulous 525 square foot Live In Dining Kitchen and a Utility Room and Boot Room.

To the First Floor and Five Bedrooms, served by Two well appointed Baths/Shower Rooms including a Principal Bedroom with Dressing Area and Shower Room En Suite.

A gated Driveway provides extensive off street Parking, and the Gardens and immediate surroundings really are lovely, providing delightful green aspects from the Principal Rooms.

A fine Family Home in a great location.

Comprising:

Wide Open Porch to panelled Entrance door to the Hall with wood effect tiled flooring that extends through to the Live In Kitchen. There is a staircase to the First Floor, having storage cupboards beneath. Panelled doors give access to the Ground Floor Accommodation including the Cloak Room and a Ground Floor WC.

Lounge or Dining Room. A lovely principal Reception Room, being a through room with French doors and windows to both the front and rear giving access to and overlooking the gardens and having an inglenook housing an impressive marble fireplace surround with fireplace feature. This room is currently utilised as a Dining Room but could easily be reinstated as a more formal Lounge.

The French doors that lead to the front give access to a West facing Sun Loggia and patio, a perfect spot for and evening Gin and Tonic!

Family Room, ideal for day-to-day informal family living and having a shuttered window to the front.

525 square foot Open Plan Live In Dining Kitchen with three sets of French doors giving access to and enjoying aspects of the gardens and with wood effect tiled flooring throughout.

The Kitchen is fitted with an extensive range of shaker-style, hand painted-finish wood fronted units and with marble worktops over arranged around a substantial central island units that incorporates breakfast bar and features an Aga Range Cooker with hot plates and double ovens. Integrated Neff dishwasher. Freestanding, stainless steel Miele fridge and freezer.

A door leads through to a Boot Room with outside access and then in turn to the fitted Utility Room housing the washing machine and dryer and extensively fitted with the units matching those of the Kitchen.

Off the First Floor spacious Landing and Inner Landing, panelled doors give access to Five Bedrooms, Four of which are good Double Bedrooms and with the Fifth Bedroom being a large Single, currently utilised as a Study. All the rooms enjoy attractive outlooks to the front, side and rear gardens.

The Bedrooms are served by Two stylishly appointed Bath/Shower Rooms.

The Principal Bedroom is beautifully proportioned with both front and rear aspects and benefits from a Dressing Area with fitted wardrobes and served by the stylishly appointed En Suite Shower Room.

The Family Bathroom enjoys a double-ended bath in addition to a large, enclosed shower area.

Externally, the property is accessed via remote-control operated gated Entrance on pillars to a block-paved Driveway which provides extensive off road parking and leads to which was formally an Attached Garage which now provides a Garden Store.

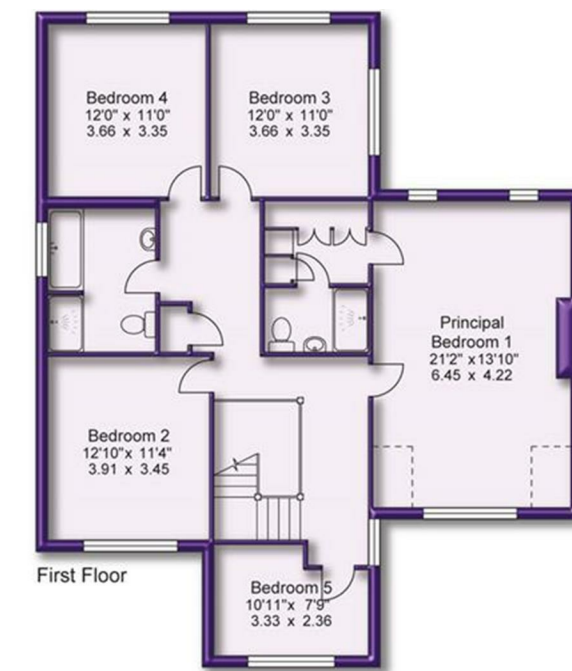
The property stands on a wonderful Garden plot extending to approximately 0.23 of an acre which is set out and designed to maximise the orientation of the sun, hence having patio and Garden Areas laid to the front, side and rear, including the West facing Sun Loggia patio accessed via the Lounge.

The Garden is laid to large expanses of lawn enclosed within deep mature stocked borders and has a most appealing back-drop with aspects across trees within the boundaries of this and neighbouring properties providing a really lovely outlook.

Extensive stone-paved patio areas. large timber Shed.

A fantastic family home, a beautiful plot and the perfect location.

- Freehold
- Council Tax Band G



Approx Gross Floor Area = 2674 Sq. Feet
(Including Store) = 248.5 Sq. Metres

