



**GLENDENE, 21 WHALLEY ROAD,  
HALE, CHESHIRE, WA15 9DF**

*John N*  
**Hilditch & Co**



TOTAL FLOOR AREA : 395.3 sq.m. (4255 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

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## GLENDENE, 21 WHALLEY ROAD HALE



Occupying a superb location within walking distance of Hale village, this fabulously proportioned property has been the programme of extensive modernisation including a high quality kitchen with a wide range of fitted appliances, a range of Neville Johnson fitted bedroom furniture and high specification bathrooms.

Briefly, the accommodation which extends to roughly 4,255 sq.ft, comprises an entrance hall, wide welcoming entrance reception with a downstairs wc and fitted furniture. The focal point of the ground floor is a magnificent breakfast kitchen with a range of top quality fitted units and appliances. This area includes a substantial L shaped living area.

Adjacent to the living kitchen is a family room, larder and utility room and a further downstairs wc. Completing the ground floor is a double garage and access to a well appointed study which is above the garage and also has extensive eaves storage.

At first floor level leading from a generous landing (incorporating an impressive stained glass window) is a master bedroom suite with dressing room and en-suite bathroom. There are three further bedrooms on this floor two of which have en-suites. At top floor level is an independent suite including an L shaped bedroom with en-suite wc and bath area and there is also substantial eaves storage.

The house includes many additional extras, for example, there is a full house entertainment and automation centre with ceiling speakers and lighting controls, an extensive security system, LED lighting, and underfloor heating in most of the ground floor. The attic and study has velux windows with an automated rain sensor.

It is only by way of a complete inspection that the buyers will recognise the extent of the property and plot, the modernisation that has been carried out and the quality of fixtures, fittings and appliances throughout the property.

Externally is ample parking, a double garage and well proportioned private gardens to the rear.

Whalley Road is conveniently located within half a mile of Hale village. The motorway network and International Airport are close at hand and Altrincham's market town centre and Metrolink System into Manchester are close by.

### DIRECTIONS

From the centre of Hale proceed along Harrop Road, turning left into Whalley Road where the property will be found immediately on the right.

### GROUND FLOOR

ENTRANCE HALL

RECEPTION HALL

WC

FAMILY LIVING KITCHEN DINER 42'1" max x 24'10" max (12.83m max x 7.57m max)

UTILITY ROOM 10'4" x 9'11" (3.14m x 3.01m)

LARDER

WC

LIVING AREA 22'8" x 16'5" max (6.90m x 5.00m max)

FAMILY ROOM 17'5" x 12'10" (5.30m x 3.90m)

### FIRST FLOOR & LANDING

MASTER BEDROOM 14'9" x 12'6" (4.50m x 3.80m)

DRESSING AREA

MASTER EN-SUITE

BEDROOM TWO 17'5" x 12'10" (5.30m x 3.90m)

EN-SUITE TWO 9'11" x 8'2" (3.02m x 2.49m)

BEDROOM THREE 15'5" x 12'2" (4.70m x 3.70m)

EN-SUITE THREE

BEDROOM FOUR 12'2" x 10'8" (3.70m x 3.24m)

STUDY 15'11" x 9'0" (4.86m x 2.74m)



### SECOND FLOOR & LANDING

GUEST BEDROOM 26'11" max x 25'11" max (8.20m max x 7.90m max)

WC

### EXTERNALLY

DOUBLE GARAGE 17'3" x 16'10" (5.25m x 5.12m)

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

Freehold

ASSESSMENT:

Trafford Borough Council G. Council Tax Band 'G'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		