



JORDAN FISHWICK  
EXCLUSIVE

| Park Road | Hale





£1,695,000

## Features

- Beautiful Period Family Home
- Immaculately Presented Throughout
- Five Bedrooms and Four Bathrooms
- Double Garage
- Refurbished and Extended to 3,500 sqft
- Large Rear Garden and Gated Driveway
- Open Plan Kitchen Living Space
- Gym and Office



Located in a prominent position just a short walk from Hale village this immaculately presented Edwardian semi-detached house has undergone a complete modernisation and extension programme.

The property benefits from classically nuanced rooms with high ceilings and period character blended perfectly with bright, contemporary open spaces, perfect for modern family life, and sits on a mature plot of approx. 1/3 acre.

The ground floor accommodation boasts entrance hall with solid wood flooring and downstairs w/c plus a recessed cloakroom for storing shoes and coats. Entertaining rooms include a bay fronted lounge with original stained-glass windows and log burning stove plus a separate family room (or dining room) with bay window.

To the rear of the ground floor, you are met by a beautiful open plan living/dining kitchen that is fully integrated and includes a large breakfast island, snug and dining area.



## General information

- **Tax Band:** G
- **Sqft:** 3519.00 sq ft
- **Plot:** 0.30 acre(s)
- **Bedrooms:** 5
- **Bathrooms:** 4
- **Postcode:** WA15 9NW



The open plan space receives an abundance of light from various points including roof lantern, picture windows and bi-fold doors opening onto the rear garden.

The ground floor is completed by a gym/games room with bi-fold doors and a separate utility room providing access to the double garage. The integrated garage block includes a staircase leading to the 5th bedroom, a shower room and home office with stunning picture windows overlooking the garden.

On the first floor you are met by a superb principal suite with wood panelling, dressing room and ensuite plus a spacious second bedroom with dressing area and ensuite. The extended second floor offers two further double bedrooms and bathroom.

Externally the property offers a fantastic plot which has a manicured garden with raised patio area and established boundaries surrounding a large lawned area. To the front there is a secure electric gated driveway providing ample off road parking. The property currently boasts CCTV and Alarm system.

Viewings are strongly advised to appreciate this special family home



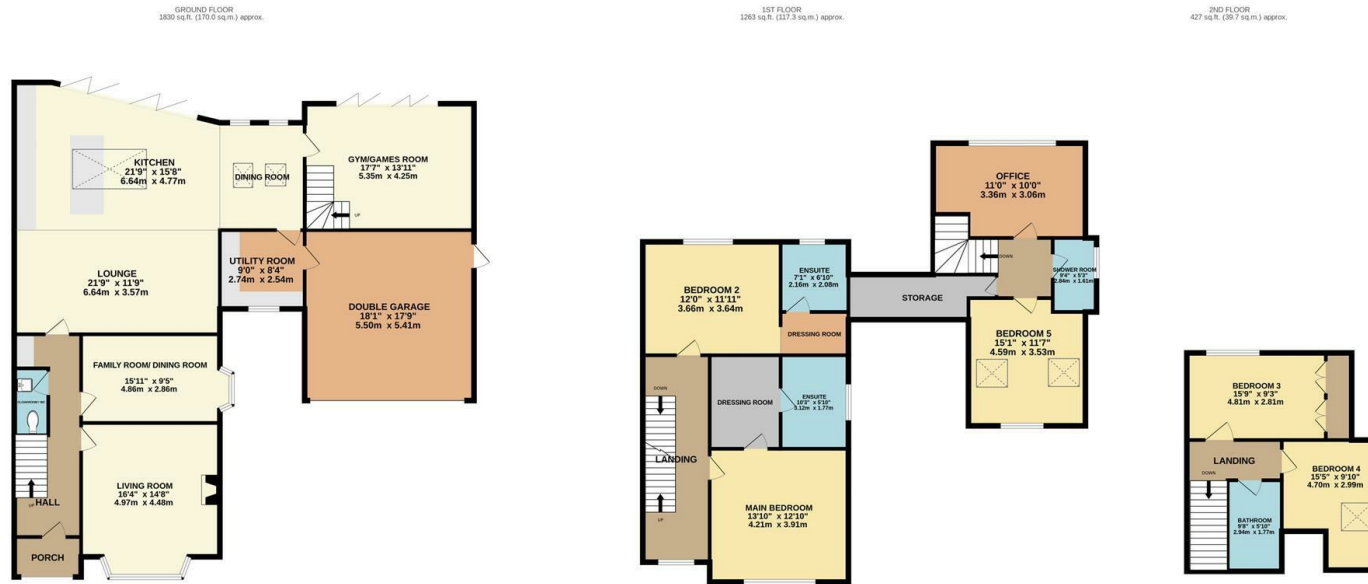




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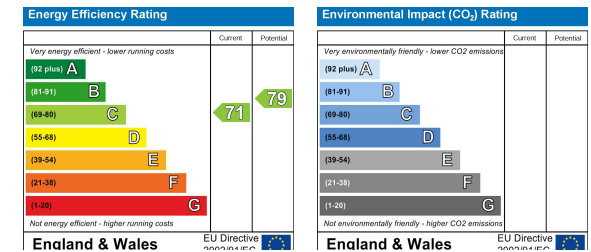
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TOTAL FLOOR AREA : 3519 sq.ft. (327.0 sq.m.) approx.

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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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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