



## Hale Road, Hale Village, Liverpool, L24 5RE

- Stunning Four Bedroom Detached Residence
- Finished to Exceptional Standard Throughout
- Spectacular Open Plan Kitchen Diner & WC
- Ensuite to Master & Luxury Family Bathroom
- Envious Location in Picturesque Hale Village
- Hallway & Three Spacious Reception Rooms
- Four Bright & Substantial Double Bedrooms
- Garden to Rear, Off-Road Parking & Garage



£875,000



















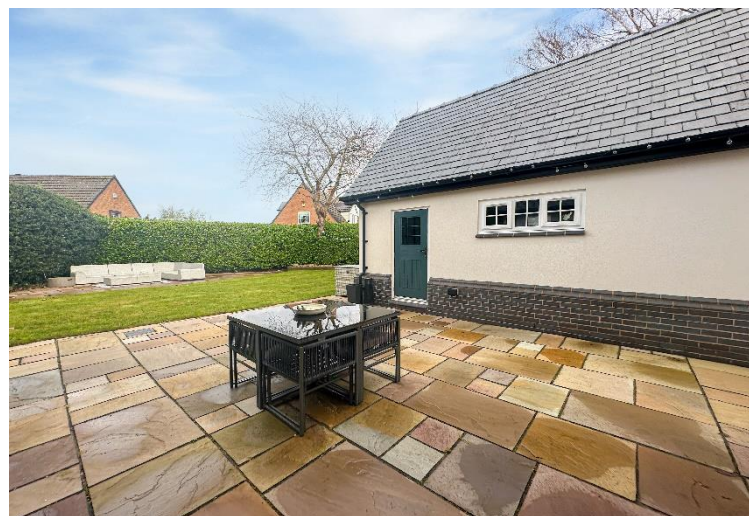














## Description

Nestled in the picturesque Hale Village, L24, is this absolutely stunning four bedroom detached residence, available for sale with no onward chain, courtesy of appointed agents Move Residential. Enjoying a prime position on Hale Road, this modern property boasts an attractive frontage exuding curb appeal, and showcases generous and versatile living proportions which have been finished to an immaculate standard throughout. Meticulously designed to meet the needs of modern family life, this property promises to make a truly incomparable forever home for a very lucky buyer. Upon entering the residence you are greeted by a tastefully decorated hallway which sets a precedent for the accommodation to follow, boasting LVT Karndean flooring which continues throughout the ground floor complete with the added comfort of underfloor heating. To the right is the main family lounge which is awash with natural light and features an eye-catching fireplace, presenting an elegant space to entertain family and friends, and to the left is a sitting room presenting a welcoming setting to relax and unwind. Both reception rooms boast built-in cabinets and are followed by the games room which features an exquisite fireplace as well as a Sonos sound system. At the heart of the home is the sensational open plan kitchen diner, which has evidently been finished to the very highest specifications, certain to impress even the most discerning of buyers. The kitchen is complete with a range of stylish fitted base and wall units, quartz worktops providing plentiful surface space, and a selection of sleek integrated appliances including a double oven and double microwave, with a breakfast bar providing the perfect spot for more casual dining. The dining area enjoys a set of bi-fold doors providing views and access out to the rear garden, along with skylights which flood the space with daylight. Further benefitting from a Sonos sound system, the kitchen diner presents the ultimate social setting for enjoying family mealtimes and hosting guests. Concluding the extensive ground floor is a convenient WC located under the stairs. The outstanding quality continues to the first floor where you will discover four generously sized double bedrooms, each impeccably presented featuring plush carpeting and fitted wardrobes throughout. The master bedroom enjoys the added luxury of a high-end ensuite shower room featuring a walk-in shower unit and chic tiles to the walls and floor, and accompanying the remaining bedrooms is a spa-like four-piece family bathroom suite boasting a spectacular free-standing bathtub. Completing the interior of this wonderful home is a boarded loft which runs the full length of the property, accessed via a drop-down ladder and loft hatch, offering an abundance of additional storage space and potential for conversion. Externally, the residence further benefits from a sizable rear garden which presents a fantastic outdoor space for the whole household to enjoy. A neatly maintained lawn offers ample room for recreational activities whilst a smartly flagged patio area presents a serene spot for al-fresco dining. To the front, a gated driveway provides off-road parking, and there is a detached garage complete with a Pod Point charger for electric vehicles to the side. A viewing is highly recommended to fully appreciate the expansive proportions and exceptional quality finishes that this remarkable property has to offer, presenting an opportunity not to be missed for those searching for luxury living in a charming village setting.

## Location

Hale village is located 3 miles from Widnes in Cheshire and 1 mile from Liverpool - John Lennon Airport on the north bank of the River Mersey. Historical landmarks include St Mary's Church and Hale Village Hall. Hale C of E Primary School is located nearby with Hale Park providing an excellent green space. Hale Village has several times won 'Best - Kept Village' awards in the late 1960's and more recently several "Community Pride" and "Little Gem Awards" for several locations in the village. Situated on Grade I agricultural land, Hale Village is surrounded by several farms and rolling countryside.

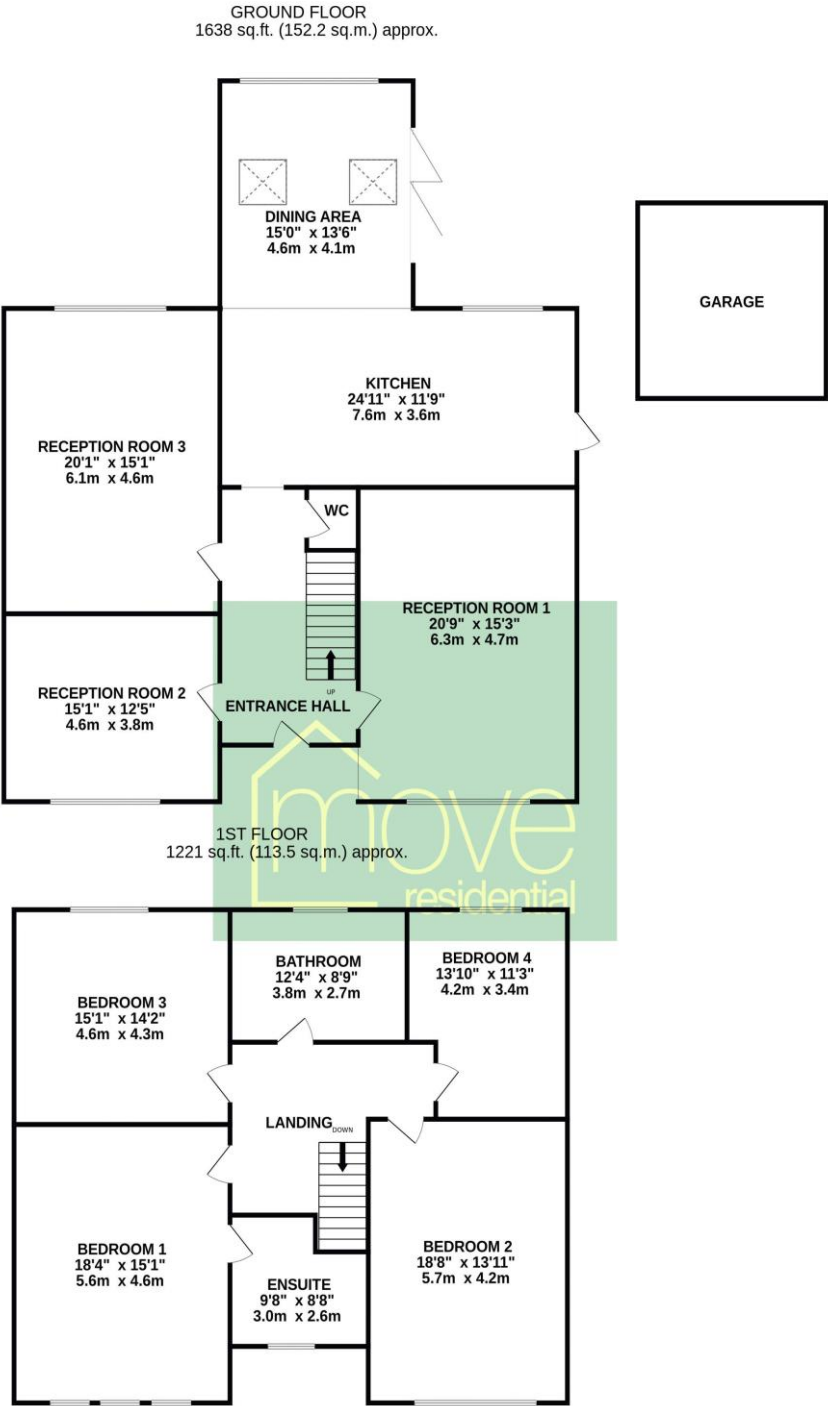
## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Floor Plan



TOTAL FLOOR AREA : 2859 sq.ft. (265.6 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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