



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

- Enchanting Four Bedroom Detached Cottage
- Impeccably Finished & Bursting With Charm
- Ground Floor Bedroom With Ensuite & WC
- Ensuite To Master & Main Family Bathroom
- Envidable Location In Picturesque Hale Village
- Two Reception Rooms & Kitchen With Utility
- Three Further Well-Proportioned Bedrooms
- Delightful Rear Garden, Driveway & Garage



Offers in the Region Of £825,000







































## **Description**

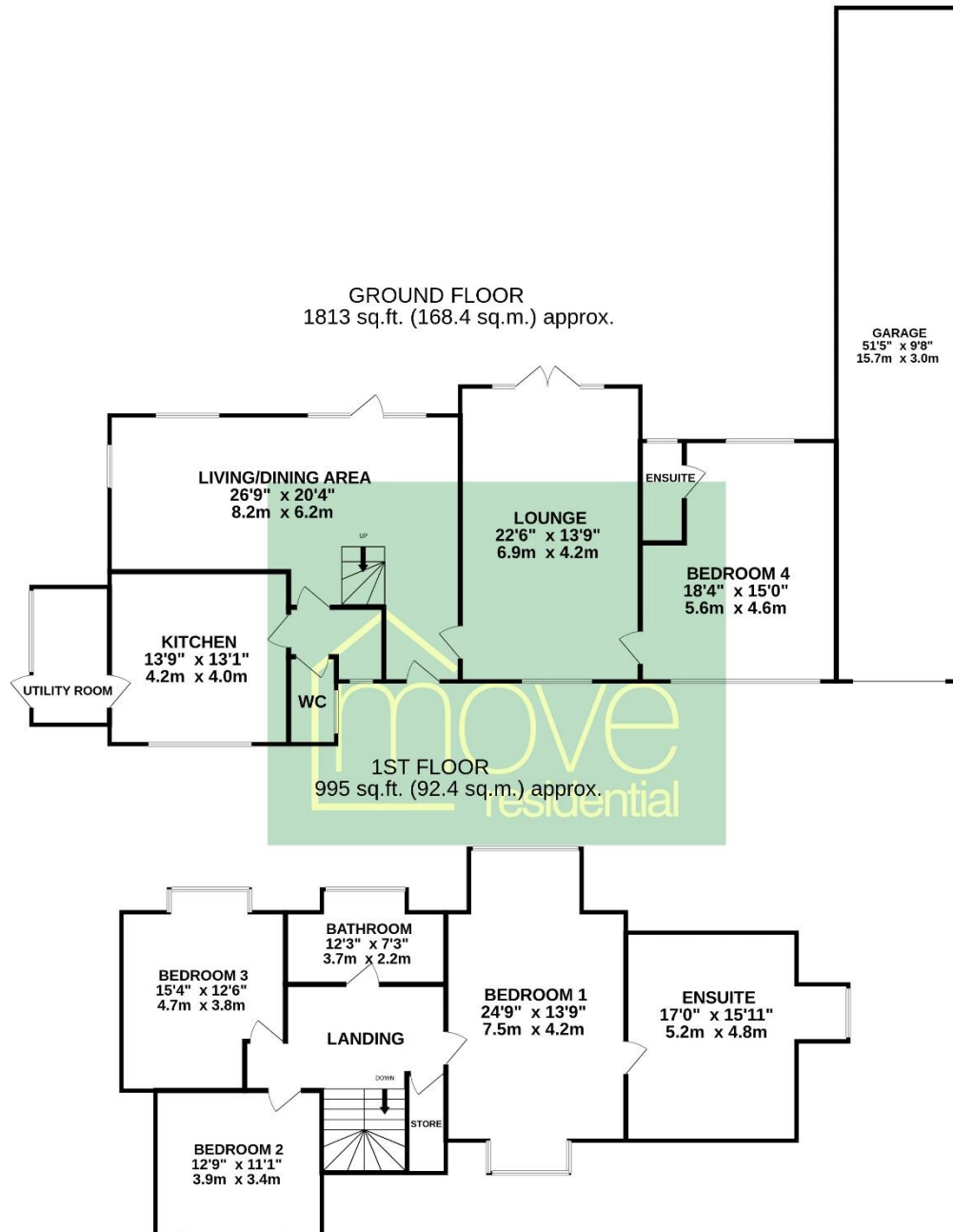
This truly enchanting four bedroom detached cottage, nestled on Hale Road, a tranquil country lane in the picturesque Hale Village, is proudly presented to the sales market by appointed agents Move Residential. Set within a substantial and meticulously maintained plot, this property boasts a charming frontage boasting a Norfolk Reed thatched roof and offers generous and versatile living proportions within. The interiors have been finished to exemplary specifications whilst remaining sympathetic to the heritage of the building, showcasing a plethora of characterful original features throughout. Those searching for their forever family home in an idyllic village setting should look no further than this exquisite residence. Upon entering the property, you are warmly greeted by an open plan living and dining area which has been beautifully finished in a tasteful décor complementing the wooden beams, presenting an elegant setting to entertain guests. This is followed by a stunning family lounge featuring a set of french doors providing views and access out to the rear garden and flooding the space with natural light. Impeccably presented and boasting an eye-catching feature fireplace, this offers the perfect space to relax and unwind which feels both welcoming and luxurious. Continuing through you will discover the stylish modern kitchen complete with a range of sleek fitted base and wall units, complementary worktops and a selection of integrated appliances, as well as chic patterned flooring and a centre island which incorporates a breakfast bar, providing the ideal spot for more casual dining. From the kitchen you can access the well-equipped utility room and completing the ground floor is a spacious and impeccably presented double bedroom, currently in use as an office space, accompanied by an ensuite shower room, and a convenient WC. The exceptional quality continues up to the first floor where you will discover three generously proportioned double bedrooms, each finished to an immaculate standard featuring plush carpeting throughout and receiving an abundance of daylight. The fabulous master bedroom enjoys the added luxury of a deluxe ensuite bathroom featuring chic patterned flooring, and adding the finishing touch to the interior of this sensational property is a tiled five-piece family bathroom suite. Externally, the property is further enhanced by the breathtaking grounds that surround it. The expansive rear garden is bordered by leafy trees which offer privacy and seclusion, providing an outdoor oasis for the whole household to enjoy. A vast and neatly manicured lawn offers plenty of room for recreational activities, whilst a patio area presents a serene spot for al-fresco dining and entertaining. To the front, a delightful garden further enhances the home's kerb appeal, a substantial driveway provides ample off-road parking for several vehicles, and a triple garage offers additional storage space.

## **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.



## Floor Plan



**TOTAL FLOOR AREA : 2808 sq.ft. (260.9 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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## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 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.