



63 CARLTON ROAD | HALE

£1,400,000

A stunning detached property with much sought after open plan living space and constructed to a high standard throughout. The accommodation combines attractive architecture with well conceived planning and superb interior design to deliver a superb family house. Briefly comprising enclosed porch, entrance hall, cloakroom/WC, playroom/ground floor bedroom, living/dining kitchen, garden room with access to the covered terrace, primary bedroom with dressing area and en suite shower room/WC, four further first floor bedrooms and family bathroom/WC.

Remotely operated gates and driveway providing off road parking. Private landscaped rear gardens laid mainly to lawn.

POSTCODE: WA15 8RW

## DESCRIPTION

This attractive detached family house features attractive rendered elevations and has recently been refurbished by the current owners. We are informed this includes new plumbing and electrics, a new roof and landscaped grounds with secure access to the property beyond remotely operated sliding gates. In addition, the rear ground floor extension enjoys delightful views across the gardens and opens onto a substantial covered terrace with large areas of glazing combining to create a naturally light interior.

The ground floor is largely laid out for open plan living but split into distinctive areas. The centre piece is a stunning fitted kitchen with Shaker style units complemented by quartz work-surfaces, integrated appliances and an extraordinary matching centre island. There is also ample space for a breakfast table and an adjacent dining room which is ideal for formal entertaining. The elegant living room is of generous size and features an acoustic panelled wall with provision for a flatscreen television and flush mounted LED accent lighting which has been embedded to the ceilings throughout the majority of the ground floor and landing. The aforementioned garden room benefits from a lantern roof light and sliding windows open onto the covered decked seating area. Positioned toward the front of the property a family room provides flexible accommodation and may be used as a guest bedroom or home office which may prove invaluable for those who choose to work from home. Finally, a well appointed cloakroom/WC with supplementary storage completes the ground floor.

At first floor level the primary suite comprises double bedroom and dressing area both fitted with a comprehensive range of wardrobes and sumptuous en suite shower room/WC. Four further bedrooms are served by the luxurious family bathroom complete with whirlpool bath and separate shower enclosure.

The loft space is carpeted with light and power supplies and is accessed via a folding ladder.

Gas fired central heating has been installed together with plumbed underfloor heating to the ground floor and PVCu double glazing throughout.

The landscaped grounds are certainly a feature and great care has been taken to incorporate beautifully designed borders which include a contemporary water feature and remotely operated external lighting. A manicured lawn enhances the appeal and the garden store delivers extensive storage.

A little over a mile away is the vibrant village of Hale with its range of individual shops, restaurants and bars and a little further the market town of Altrincham and Metrolink station providing a commuter service into Manchester. The property is also well placed for the revitalised village of Hale Barns, the surrounding network of motorways and lies within the catchment area of highly regarded primary and secondary schools.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed sliding door set within a matching surround. Shoe closet. Tiled floor. Recessed LED lighting.

#### ENTRANCE HALL

19'10" x 6'1" (6.05m x 1.85m)

Composite front door set beside an opaque PVCu double glazed side-screen. Spindle balustrade staircase to the first floor. Space for hanging coats and jackets. Wood effect luxury vinyl flooring. Recessed LED lighting. Video entry panel. Underfloor heating.

#### FAMILY ROOM/BEDROOM SIX/HOME OFFICE

12'9" x 7'8" (3.89m x 2.34m)

Full width fitted wardrobes containing hanging rails, shelving and drawers with cupboards above. Window seat with storage beneath. PVCu double glazed window to the front. Wood effect luxury vinyl flooring. Recessed LED lighting. Underfloor heating.

#### CLOAKROOM/WC

7'8" x 4'5" (2.34m x 1.35m)

White/nickel wall mounted vanity wash basin with mixer tap and low-level WC with douche spray. Cupboard housing the wall mounted gas central heating boiler. Additional storage cupboard with shelving. Opaque PVCu double glazed window to the side. Tiled walls and floor. Recessed LED lighting. Extractor fan. Underfloor heating.

#### LIVING/DINING KITCHEN

Planned to incorporate:

#### LIVING ROOM

20'7" x 10'11" (6.27m x 3.33m)

Provision for a wall mounted flatscreen television with acoustic panelled surround. Full height PVCu double glazed window to the front. Wood effect luxury vinyl flooring. Recessed LED lighting and flush mounted LED strip lighting. Underfloor heating.

#### DINING ROOM

13'4" x 10'11" (4.06m x 3.33m)

Wood effect luxury vinyl flooring. Recessed LED lighting and flush mounted LED strip lighting. Underfloor heating.

#### KITCHEN

25'11" x 14'1" (7.90m x 4.29m)

Fitted with a range of Shaker style wall and base units beneath quartz work-surfaces and under-mount double stainless steel sink with mixer tap and quartz splash-back. Rangemaster with six gas burners, two electric ovens and electric grill plus matching chimney cooker hood above. Integrated Bosch appliances include two larder fridges, larder freezer, dishwasher and automatic washing machine. Substantial matching centre island with integrated Kenwood freezer and power points. Ample space for a breakfast table. PVCu double glazed sliding windows to the covered rear terrace. Composite double glazed door to the side. Wood effect luxury vinyl flooring. Recessed LED lighting and flush mounted LED strip lighting. Underfloor heating.



## GARDEN ROOM

11'5" x 10'7" (3.48m x 3.23m)

PVCu double glazed lantern roof light. PVCu double glazed sliding windows to the covered rear terrace. Wood effect luxury vinyl flooring. Recessed LED lighting and flush mounted LED strip lighting. Underfloor heating.

## FIRST FLOOR

### LANDING

Access to the carpeted loft space via a folding ladder. Spindle balustrade. PVCu double glazed window to the side. Recessed LED lighting and flush mounted LED strip lighting.

### PRIMARY SUITE

Planned to incorporate:

### BEDROOM ONE

14' x 12'2" (4.27m x 3.71m)

Fitted with a seven door range of contemporary high gloss fronted wardrobes containing hanging rails and shelving. Provision for a wall mounted flatscreen television. PVCu double glazed window to the rear. Recessed LED lighting. Radiator.

### DRESSING AREA

Fitted with a six door range of contemporary high gloss fronted wardrobes containing hanging rails and shelving. Recessed LED lighting.

### SHOWER ROOM/WC

10'11" x 5'4" (3.33m x 1.63m)

Fully tiled and fitted with a white/nickel wall mounted vanity wash basin with mixer tap flanked by matching fluted cabinets with shelving. Low-level WC with douche spray. Enclosure with designer porcelain tiles and thermostatic rain-shower plus handheld attachment. Illuminated mirror. Opaque PVCu double glazed window to the side. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

### BEDROOM TWO

11' x 10'11" (3.35m x 3.33m)

PVCu double glazed window to the rear. Recessed LED lighting. Radiator.

### BEDROOM THREE

14'1" x 8'9" (4.29m x 2.67m)

PVCu double glazed window to the front. Recessed LED lighting. Radiator.

### BEDROOM FOUR

11'1" x 10'11" (3.38m x 3.33m)

PVCu double glazed window to the front. Recessed LED lighting. Radiator.

### BEDROOM FIVE

10'11" x 7'2" (3.33m x 2.18m)

Mirror fronted sliding doors to a full width wardrobe containing hanging rails, shelving and drawers plus additional storage areas. PVCu double glazed window to the side. Recessed LED lighting. Radiator.

### BATHROOM/WC

8'6" x 7'4" (2.59m x 2.24m)

Fitted with a white/nickel suite comprising whirlpool bath with mixer tap, wall mounted vanity wash basin with mixer tap and low-level WC with douche spray. Wide tiled enclosure with thermostatic rain-shower plus handheld attachment. Illuminated mirror. Tiled walls and floor. Opaque PVCu double glazed window to the side. Recessed LED lighting. Extractor fan. Electric matt black heated towel rail. Electric underfloor heating.

## OUTSIDE

### COVERED TERRACE

PVCu double glazed lantern roof light. Composite decking. Recessed LED lighting and flush mounted LED strip lighting.

### GARDEN STORE

Externally rendered with stone paved floor. Freezer. PVCu double glazed/panelled door to the side. Shelving. Light and power supplies.

### SERVICES

All mains services are connected.

### POSSESSION

Vacant possession upon completion.

### TENURE

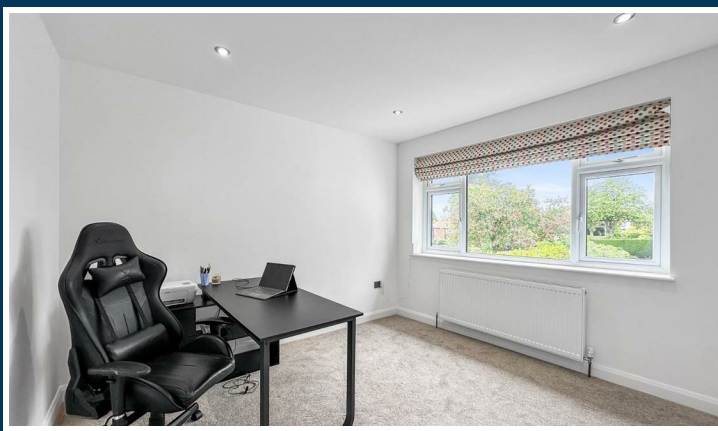
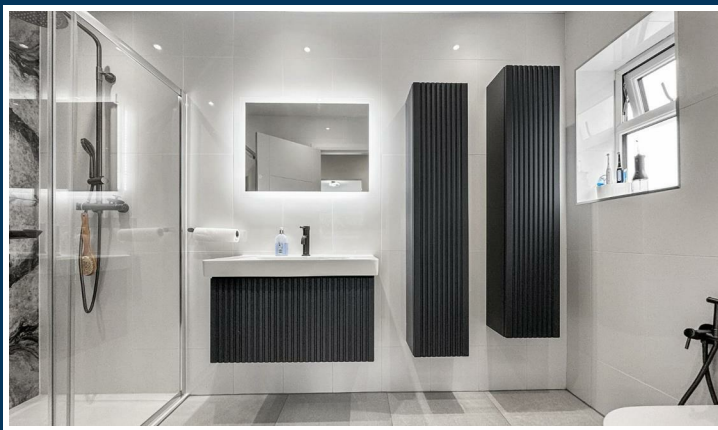
We are informed the property is Freehold. This should be verified by your Solicitor.

### COUNCIL TAX

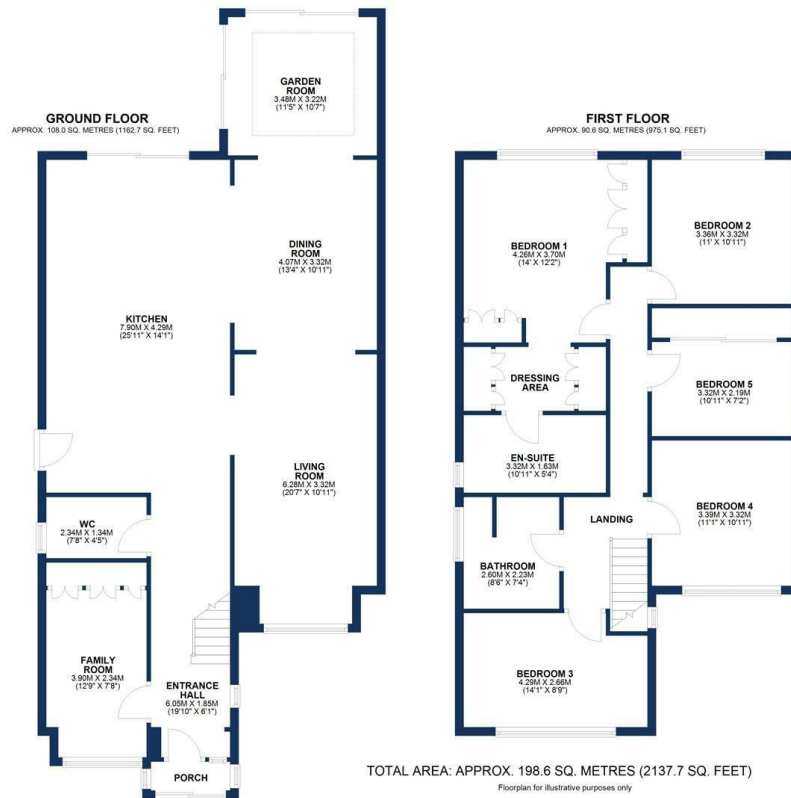
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### NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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