



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,950,000

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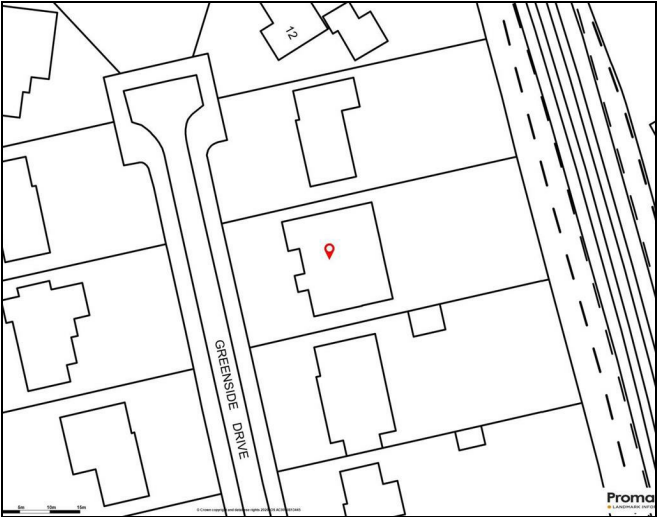
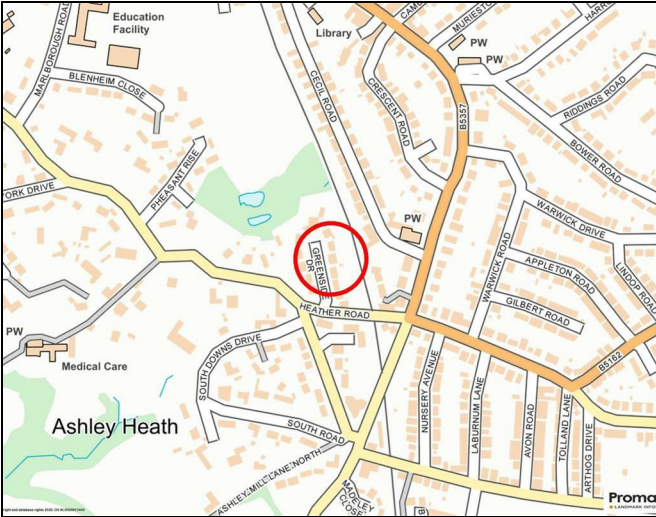
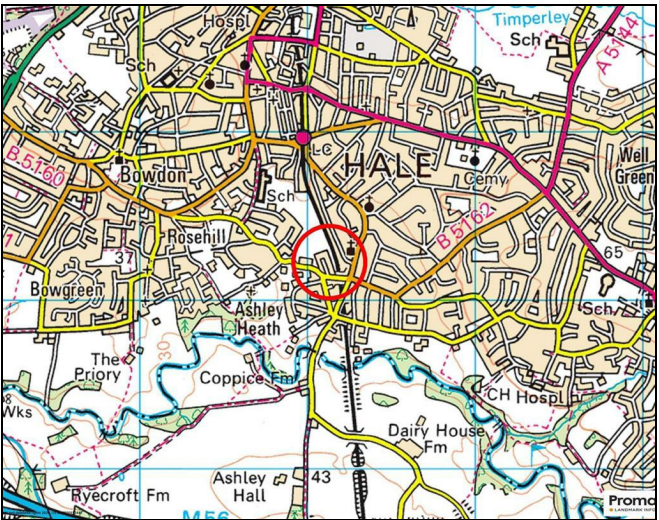
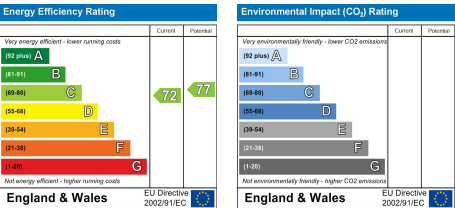


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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A BEAUTIFULLY REMODELLED DETACHED FAMILY HOME EXTENDING TO 4,250 SQFT, STANDING ON A WONDERFUL 0.33 ACRE MATURE GARDEN PLOT IN A DESIRABLE CUL-DE-SAC WITHIN WALKING DISTANCE OF HALE VILLAGE AND IDEALLY POSITIONED FOR ALTRINCHAM'S GRAMMAR SCHOOLS.

Hall. Cloaks/WC. Lounge. Study. Magnificent 900 sqft Open-Plan Live-In Kitchen. Walk-In Pantry. Boot Room. Utility. Four Double Bedrooms. Four Bath/Shower Rooms. Principal Suite with Dressing Room and En Suite. Two Walk-In Wardrobes. Loft Room. Extensive Parking. Double Garage. Superb Mature Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A beautiful, comprehensively remodelled detached family home, constructed with attractive reclaimed Cheshire brick and part-rendered elevations beneath a pitched slate roof, and standing on a wonderful mature garden plot extending to approximately 0.33 of an acre.

The property is superbly positioned on this desirable cul-de-sac, just off South Downs Road, within walking distance of Hale Village and its excellent selection of boutique shops, restaurants and bars. The location is also ideal for both Altrincham Boys' and Girls' Grammar Schools, while Hale enjoys excellent access to the M56 and M6 motorway networks and Manchester Airport.

The beautifully balanced family accommodation extends to approximately 4,250 square feet, including a useful loft room, and has been comprehensively remodelled by the current owners to an exceptionally high specification.

A timber-pillared entrance Porch leads into the welcoming Reception Hall, where polished tiled flooring immediately sets the tone. Glazed doors provide an attractive view through the house towards the rear garden, offering a glimpse of the wonderful setting beyond.

Off the Hall is a Cloakroom and Ground Floor WC, together with access to Two Reception Rooms.

The delightful main Lounge features wood-finished flooring and bespoke fitted media cabinetry, while the second Reception Room is currently used as a spacious Home Study, although it would be equally suited as a Playroom or additional Sitting Room. It also enjoys wood flooring and a bay window overlooking the front of the property.

Glazed double doors from both the Lounge and the Hall lead through to the true heart of the home: a magnificent open-plan living kitchen extending to approximately 900 square feet.

This superb space has been thoughtfully designed for modern family living and entertaining. Polished tiled flooring continues through the kitchen and dining areas, while the living area has a more rustic feel, with wood flooring and an exposed reclaimed brick feature wall. Two sets of folding doors open onto and enjoy attractive views across the garden, while an atrium-style rooflight floods the room with an abundance of natural light.

The kitchen is fitted with an excellent range of Shaker-style painted units, complemented with Silestone work surfaces and arranged around a substantial central island incorporating a breakfast bar. Integrated and built-in appliances include a stainless steel range cooker, microwave, warming drawer, dishwasher, fridge and freezer. There is also a superbly equipped walk-in Pantry with additional microwave facility and a wine fridge.

A useful Boot Room provides access to the Integral Double Garage and the outside, while also connecting through to the fitted Utility Room.

To the First Floor, the Landing features wood flooring, which continues into the bedrooms, and a window enjoying a lovely view across the rear garden. A pull-down ladder provides access to a useful boarded and floored Loft Room with a skylight window.

The property is certainly large enough to accommodate five bedrooms; however, the current owners have chosen to create Four particularly generous Double Bedrooms. Three of these enjoy their own En Suite facilities and Dressing Room or Walk-in Wardrobes, with the Principal Bedroom Suite being particularly impressive and comprising a spacious Bedroom, Dressing Room and En Suite Shower Room.

All of the Bathrooms are superbly appointed with high-quality fittings and continue the attractive traditional styling that is evident throughout the property.

Externally, a stone-paved Driveway provides generous off-road parking for a number of vehicles and leads to the integral Double Garage

The garden plot is undoubtedly one of the property's most exciting features, extending to approximately 0.33 of an acre. A large stone-paved terrace runs across the rear of the house, providing an excellent space for outdoor dining and entertaining. Beyond, the garden is principally laid to an expansive lawn, bordered by deep, well-stocked flower and shrub beds.

A further patio has been carefully positioned to maximise the movement of the sun throughout the day, particularly enjoying the south- and west-facing afternoon and evening sunshine. At the far end of the garden is an additional timber-decked seating area.

Mature trees within the boundaries of the garden, together with those of neighbouring properties, provide a beautiful backdrop, an attractive outlook and excellent screening.

This outstanding garden setting completes a first-class family home with a location to match.

- Freehold
- Council Tax Band G



Approx. Gross Internal Floor Area 4256 sq. ft / 395.40 sq. m (Including Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.