IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

5 GRANGE AVENUE | HALE

OFFERS IN THE REGION OF £850,000

NO ONWARD CHAIN

A superbly presented semi-detached family house with exceptional rear gardens extending to approximately 90' in length. An opportunity to remodel to individual taste and with much further potential, subject to approval. Retaining much of the original character and charm, the accommodation briefly comprises enclosed porch, entrance hall, dining room, sitting room, morning room, fitted kitchen, rear porch, cloakroom/WC, three first floor double bedrooms, generous single bedroom and bathroom/WC. Gas fired central heating and PVCu double glazing. Detached garage. Driveway providing off road parking. Highly sought after cul de sac location half a mile from the village of Hale.

POSTCODE: WA15 8ED

DESCRIPTION

This attractive semi-detached house forms part of an attractive cul-de-sac of similarly substantial properties, situated approximately half a mile from the village of Hale with its range of individual shops, fashionable restaurants and train station and also lies within the catchment area of highly regarded primary and secondary schools. A little further is Altrincham town centre with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways.

Constructed during the 1920's to a traditional design, this family home is characterised by a full height gable with bay windows complemented by rendered elevations and retains many features of the period. Although obviously well cared for, the property has reached the stage where a degree of modernisation may be required and therefore presents an excellent opportunity to remodel to individual taste. There is also much further potential, subject to obtaining the relevant approval.

The landscaped grounds are an undoubted feature and great care has been taken to create a delightful mature setting. The rear gardens extend to around 90' in length and incorporate a paved rear terrace which is ideal for entertaining during the summer months alongside additional seating areas to take advantage of the sunshine throughout the day. An expanse of lawn is surrounded by well stocked borders and a variety of mature trees to provide privacy.

The interior is superbly proportioned and approached beyond an enclosed porch and wide entrance hall with access to each of the reception rooms. Positioned at the front there is a spacious dining room with a stone fireplace surround as its focal point, whilst toward the rear an elegant sitting room opens onto the paved rear terrace through French windows. The adjacent, naturally light morning room also opens onto the aforementioned terrace and an archway leads into the fitted kitchen. Completing the ground floor is a useful rear porch and cloakroom/WC.

At first floor level the primary bedroom benefits from a range of fitted wardrobes and two further double bedrooms overlook the landscaped rear gardens. There is also a generous single bedroom and bathroom/WC with white suite and chrome fittings.

Gas fired central heating has been installed together with PVCu double glazing.

Externally the driveway provides off road parking and gates lead to a substantial detached garage with light and power supplies.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH
Double opening PVCu double glazed doors set within matching side-screens. Tiled floor.

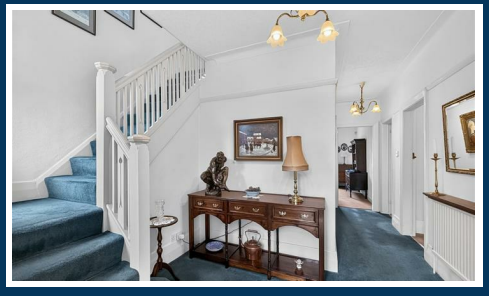
ENTRANCE HALL
17' x 12'4" (5.18m x 3.76m)
Opaque glazed hardwood front door. Cloaks cupboard with space for hanging coats and jackets. Spindle balustrade staircase to the first floor. Opaque leaded light effect PVCu double glazed window to the front. Coved cornice. Picture rail. Radiator.

DINING ROOM
18'1" x 12'5" (5.51m x 3.78m)
Stone fireplace surround with open fire beneath a natural wood mantel. Leaded light effect PVCu double glazed bay window to the front. Coved cornice. Radiator.

SITTING ROOM
14'11" x 12'5" (4.55m x 3.78m)
Period style fireplace surround with living flame/coal effect gas fire set upon a marble conglomerate hearth. PVCu double glazed French windows set within a matching surround to the paved rear terrace. Coved cornice. Two radiators.

MORNING ROOM
12'4" x 10' (3.76m x 3.05m)
Decorative fireplace surround with revealed brick recess and stone hearth flanked by fitted dresser units to both sides. Concealed wall mounted gas central heating boiler. Wide PVCu double glazed French windows to the paved rear terrace. Coved cornice. Radiator. Archway to:

KITCHEN
8'8" x 8'3" (2.64m x 2.51m)
Fitted with a range of white wall and base units beneath heat resistant work-surfaces and inset stainless steel drainer sink with tiled splash-back. Recess for a cooker with stainless steel chimney cooker hood above, fridge and automatic washing machine. PVCu double glazed window to the side. Radiator.



REAR HALL
PVCu double glazed/panelled door to the side. Pantry/storage cupboard.

CLOAKROOM/WC
White/chrome wall mounted wash basin and low-level WC. Partially tiled walls.

FIRST FLOOR

LANDING
Access to the partially boarded loft space via a retractable ladder. Opaque PVCu double glazed window to the side. Coved cornice.

BEDROOM ONE
18'1" x 12'5" (5.51m x 3.78m)
Fitted with an eight door range of wardrobes containing hanging rails and shelving. Matching cupboards and drawers. Leaded light effect PVCu double glazed bay window to the front. Coved cornice. Picture rail. Radiator.

BEDROOM TWO
14'11" x 12'5" (4.55m x 3.78m)
Fitted with a two door wardrobe containing hanging rails and shelving with cupboards above. PVCu double glazed window to the rear. Coved cornice. Picture rail. Radiator.

BEDROOM THREE
12'6" x 8'2" (3.81m x 2.49m)
PVCu double glazed window to the rear. Radiator.

BEDROOM FOUR
9'1" x 8'6" (2.77m x 2.59m)
Leaded light effect PVCu double glazed window to the front. Radiator.

BATHROOM/WC
8'6" x 7'9" (2.59m x 2.36m)
Fitted with a white/chrome suite comprising panelled bath with electric shower and screen above, pedestal wash basin, low-level WC and bidet, all set within tiled surrounds. Airing cupboard with shelving and housing the hot water cylinder. Two opaque PVCu double glazed windows to the side. Extractor fan. Radiator.

OUTSIDE

DETACHED GARAGE
21' x 10'1" (6.40m x 3.07m)
Brick built with up and over door. 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
Band F.

NOTE
These particulars are intended only as a general guide to prospective purchasers and do not constitute, nor constitute any part of, an offer or contract. They are prepared in good faith from information supplied by the seller and from observations made during inspection. Whilst every care has been taken in their preparation, neither the seller nor the agent gives any representation or warranty, express or implied, as to their accuracy or completeness. Nothing contained within these particulars shall be taken as a representation that the property is in good structural condition or that any services, appliances, equipment or facilities are in working order, all of which should be independently verified by the purchaser.

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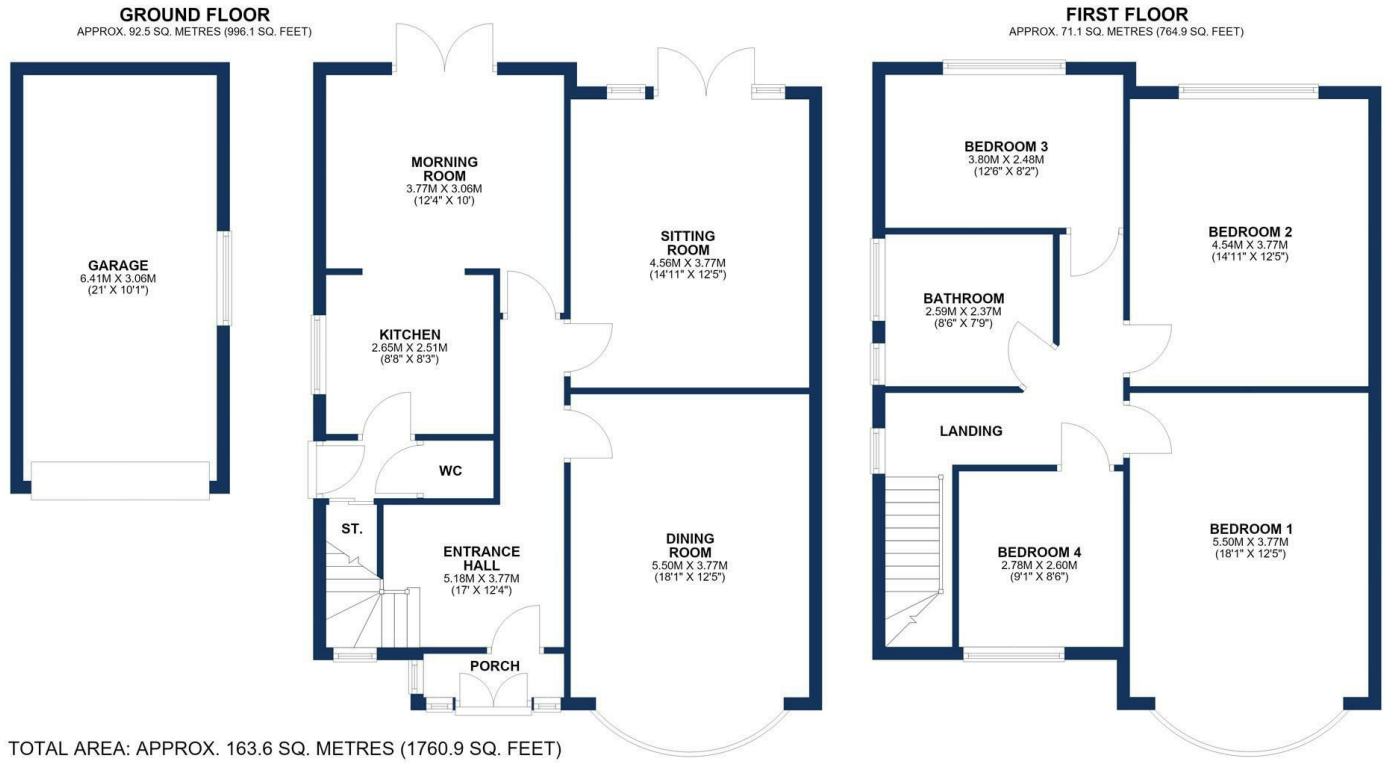

TOTAL AREA: APPROX. 163.6 SQ. METRES (1760.9 SQ. FEET)

Floorplan for illustrative purposes only

HALE BARNS
292 HALE ROAD, HALE BARNS
CHESHIRE, WA15 8SP

T: 0161 980 8011
E: HALEBARNS@IANMACKLIN.COM

HALE
OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510
E: HALE@IANMACKLIN.COM

TIMPERLEY
385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654
E: TIMPERLEY@IANMACKLIN.COM