IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









21 DELAHAYS ROAD | HALE

£685,000

A superbly presented and replanned semi-detached family house with excellent open plan living space and westerly facing landscaped rear gardens. Approximately 1,600 sq ft (150 sq m). The generously proportioned accommodation briefly comprises recessed porch, wide entrance hall, cloakroom/WC, sitting room, living/dining room and adjacent fitted kitchen, three first floor bedrooms and modern bathroom/WC and second floor bedroom with en suite shower room/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking. Gardens laid mainly to lawn with a high degree of privacy. Sought after location approximately one mile from the village of Hale.

POSTCODE: WA15 8DS

DESCRIPTION

Delahays Road is predominantly lined with traditional semi-detached houses, set well back from the carriageway within mature surroundings. This residential setting is highly sought after, being approximately one mile from the centre of Hale, with its range of individual shops, fashionable restaurants and railway station. The property also lies within the catchment area of highly regarded primary and secondary schools. A little further afield is Altrincham town centre, with its popular Market Hall offering a variety of establishments, including small independent retailers and informal dining options, together with the Metrolink station providing a commuter service into Manchester. The area is also well placed for access to the surrounding motorway network.

This attractive gable-fronted family house has partially rendered elevations set beneath a tiled roof and the generously proportioned interior retains much of its original character and charm, including curved cornices, panelled doors and feature fireplaces, enhanced by modern fittings and well-planned living space.

The accommodation is approached via a wide entrance hall, featuring a spindle balustrade staircase leading to the first floor. Natural wood flooring continues seamlessly into the spacious sitting room, where a cast-iron open fire provides the focal point. To the rear, the dining room has been refitted with Amtico flooring and there is an impressive stone fireplace surround with coal/wood-burning stove. In addition, double-opening French windows provide access to the paved rear terrace and the adjoining living area features a stunning revealed brick chimney breast. The adjacent kitchen is fitted with Shaker-style units and granite-effect work surfaces, alongside a range of integrated appliances. Completing the ground floor is a cloakroom/WC with traditional fittings.

At first-floor level there are three excellent bedrooms, two benefiting from fitted furniture, together with a modern bathroom/WC incorporating a separate shower enclosure and electric underfloor heating. A further double bedroom is located on the second floor with a fully tiled en suite shower room/WC.

Gas fired central heating has been installed together with PVCu double glazing and encapsulated stained glass.

Externally, off-road parking is available for three cars within the wide block-paved driveway and there is gated access to the side. The private rear gardens have been landscaped to incorporate a paved terrace which is ideal for entertaining during the summer months and a lawn bordered by a variety of mature trees and well-stocked raised flower beds. Importantly with a westerly aspect to allow enjoyment of the sunshine throughout the afternoon and into the evening.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Panelled hardwood front door with stained glass. Matching stained glass side-screen and transom light above. Tiled floor. External light point.

ENTRANCE HALL

11'4" x 9'10" (3.45m x 3.00m)

Turned spindle balustrade staircase to the first floor. Under-stair storage cupboard. Natural wood flooring. Cornice. Picture rail. Radiator.

CLOAKROOM/WC

Traditional white wall mounted wash basin and low-level WC. Stained glass window to the front. Natural wood flooring.

SITTING ROOM

14'3" x 12'6" (4.34m x 3.81m)

Period style fireplace surround with cast iron open fire set up on a tiled hearth. PVCu double glazed window to the front with encapsulated stained glass top lights. Natural wood flooring. Cornice. Radiator.

LIVING/DINING ROOM

21'2" xs 16'1" (6.45m xs 4.90m)

Refitted with Amtico wood effect flooring and planned to incorporate:

DINING AREA

Stone fireplace surround with Stovax wood/coal burning stove. PVCu double glazed French windows with transom light above to the paved rear terrace. Recessed low-voltage lighting. Radiator.

LIVING AREA

Revealed brick chimney breast flanked by built-in units containing shelving to both sides and housing the wall mounted gas central heating boiler. PVCu double glazed picture windows to one corner. Recessed low-voltage lighting. Radiator.

KITCHEN

17'6" x 6'3" (5.33m x 1.91m)

Fitted with a range of Shaker style wall and base units beneath granite effect heat resistant work-surfaces and inset 1½ bowl composite drainer sink with mixer tap and tiled splash-back. Integrated appliances include a double electric oven/grill, five ring gas hob with stainless steel chimney cooker hood above, fridge/freezer and dishwasher. Concealed recess for an automatic washing machine. PVCu double glazed French window to the paved rear terrace. Three Velux windows. Tiled floor. Recessed LED lighting. Radiator.











FIRST FLOOR

LANDING
Turned spindle balustrade staircase to the first floor. Picture rail. Radiator.

BEDROOM TWO
13'11" x 12'7" (4.24m x 3.84m)
Fitted with a six door range of wardrobes containing hanging rails and shelving. Cast-iron fireplace. PVCu double glazed window to the front. Two wall light points. Picture rail. Radiator.

BEDROOM THREE
11'11" x 10'9" (3.63m x 3.28m)
Fitted with a two door range of wardrobes containing hanging rails and shelving. Cast-iron fireplace. PVCu double glazed window to the rear. Two wall light points. Picture rail. Radiator.

BEDROOM FOUR
8'3" x 7'6" (2.51m x 2.29m)
Under-stair storage cupboard. PVCu double glazed window to the front. Radiator.

BATHROOM/WC
9'10" x 6' (3.00m x 1.83m)
Fitted with a white/chrome suite comprising panelled bath with mixer tap, wall mounted vanity wash basin with mixer tap and low-level WC. Deep walk-in shower beyond a glass screen with thermostatic rain-shower plus handheld attachment. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail. Underfloor heating.

SECOND FLOOR

BEDROOM ONE
17'10" x 13'10" (5.44m x 4.22m)
Access to substantial eaves storage. PVCu double glazed window to the rear. Two wall light points. Radiator.

EN SUITE SHOWER ROOM/WC
8'4" x 4' (2.54m x 1.22m)
Fully tiled and fitted with a white/chrome pedestal wash basin and low-level WC. Wide tiled enclosure with thermostatic shower. Opaque PVCu double glazed window to the rear. Recessed low-voltage lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE
Wide block paved driveway and westerly facing landscaped rear gardens. Garden shed.

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 E.

NOTE
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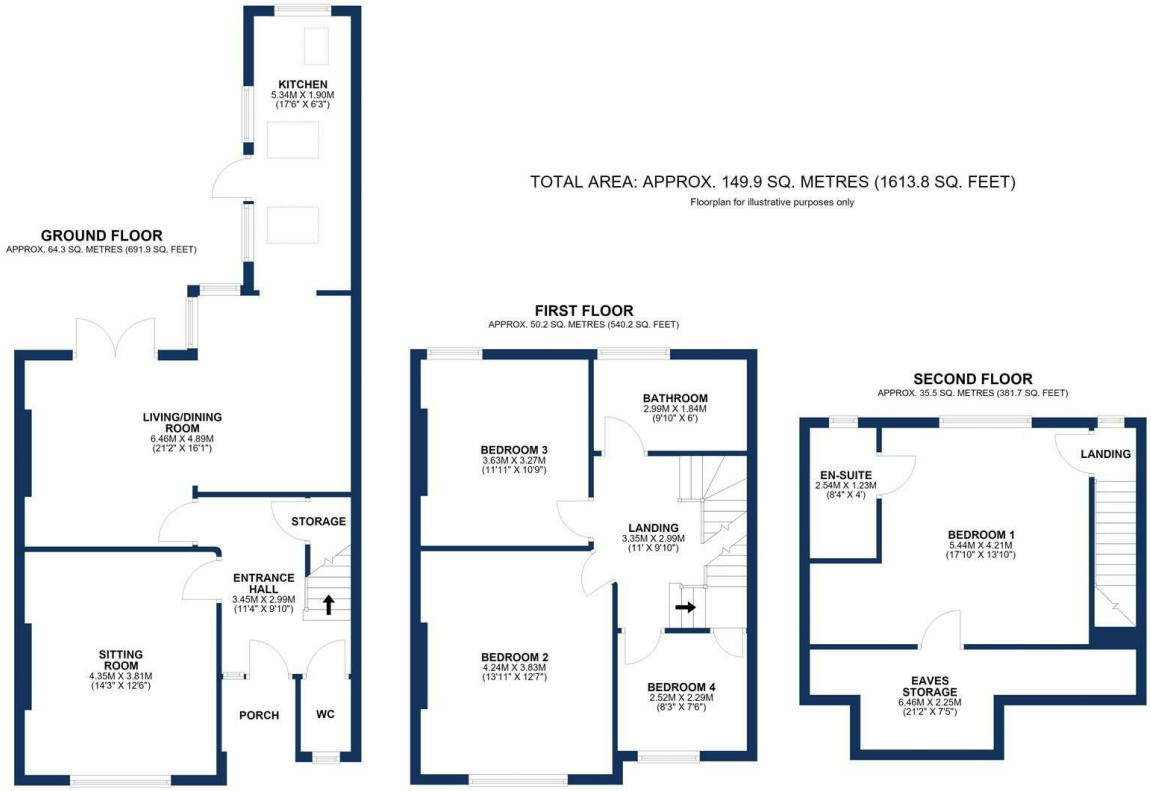








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