



28 LILAC ROAD | HALE

OFFERS OVER £500,000

A superbly presented and replanned period end of terrace family house positioned in a sought after cul de sac location with private south facing gardens at the rear. The generously proportioned accommodation briefly comprises covered porch, entrance hall, dining room with feature fireplace, sitting room with French windows to the rear terrace, Shaker style fitted kitchen with integrated appliances, two double bedrooms, single bedroom and contemporary shower room/WC. Useful loft room with eaves storage. Gas fired central heating and PVCu double glazing. Ideal location approximately one mile from Hale village and Altrincham town centre.



**POSTCODE: WA15 8BJ**

## DESCRIPTION

This superbly presented end of terrace family house is set within an enviable cul de sac location and stands in a slightly elevated position alongside period properties of similar age all of which combines to create an attractive setting. Importantly, the private rear gardens benefit from a southerly aspect to enjoy the sunshine throughout the day.

Internally much of the original character and charm has been retained and typical of the era it is difficult to appreciate the extent of the accommodation within. Traditional fireplaces, tall ceilings and decorative ceiling mouldings are complemented by tasteful decor alongside modern enhancements such as gas fired central heating and PVCu double glazing.

Approached beyond an unusual timber framed porch with woodgrain effect composite front door, the entrance hall provides access to each of the well proportioned reception rooms. Positioned at the front there is a formal dining room with the focal point of a period style fireplace surround and coal effect gas fire, whilst toward the rear a separate sitting room features a cast iron fireplace and French windows that open onto the rear terrace which is ideal for entertaining during the summer months. Completing the ground floor a fitted kitchen with Shaker style units, polished granite work-surfaces and integrated appliances overlooks the delightful landscaped rear courtyard.

At first floor level the full width primary bedroom benefits from bespoke fitted wardrobes and there are two further excellent bedrooms all served by a luxurious fully tiled shower room/WC with contemporary white suite and chrome fittings.

The naturally light loft room is a useful addition and there is ample provision for storage within the door fronted eaves.

Externally the property is set back beyond a front courtyard and the partially walled rear gardens have been improved with the installation of a pattern impressed concrete terrace. There is no right of way from adjacent properties and also gated access to the side.

The location is highly sought after being approximately one mile from the centre of Hale with its range of individual shops, fashionable restaurants and train station and also lies within the catchment of highly regarded primary and secondary schools. A similar distance 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.

## ACCOMMODATION

### GROUND FLOOR: COVERED PORCH

Opaque double glazed/panelled woodgrain effect composite front door with the transom light above.

### ENTRANCE HALL

Staircase to the first floor. Laminate wood flooring. Cornice. Radiator.

### DINING ROOM

**12'8" x 11'11" (3.86m x 3.63m)**

Period style fireplace surround with decorative tiled insert and coal effect/living flame gas fire set upon a tiled hearth. Built-in storage cupboard with shelving. PVCu double glazed window to the front. Cornice. Picture rail. Radiator.

### SITTING ROOM

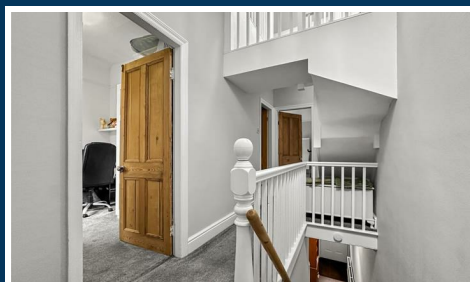
**13' x 12'2" (3.96m x 3.71m)**

Period style surround with cast iron fireplace and decorative tiled insert set upon a tiled hearth. Full height built-in storage cupboard to the chimney breast recess. PVCu double glazed French windows with transom light above to the rear terrace. Picture rail. Radiator.

### KITCHEN

**12'11" x 9'5" (3.94m x 2.87m)**

Fitted with a range of Shaker style wall and base units beneath polished granite work-surfaces/up-stands and semi-recessed Belfast sink with mixer tap and tiled splash-back. Integrated appliances include a double electric oven/grill, four ring induction hob with stainless steel chimney cooker hood above, fridge/freezer, dishwasher and automatic washing machine. Concealed wall mounted gas central heating boiler. Under-stair storage cupboard. PVCu double glazed window to the rear. Tiled floor. Radiator.



## FIRST FLOOR: LANDING

Spindle balustrade staircase to the second floor. Roof light.

## BEDROOM ONE

16'4" x 11'2" (4.98m x 3.40m)

Fitted with a seven door range of wardrobes containing hanging rails and shelving. PVCu double glazed window to front. Coved cornice. Picture rail. Radiator.

## BEDROOM TWO

9'5" x 9'2" (2.87m x 2.79m)

Opaque PVCu double glazed window to the rear. Period style radiator.

## BEDROOM THREE

10'3" x 7'3" (3.12m x 2.21m)

Currently used as a home office with PVCu double glazed window to the rear. Coved cornice. Picture rail. Radiator.

## SHOWER ROOM/WC

10'3" x 5'11" (3.12m x 1.80m)

Fully tiled and fitted with a contemporary white/chrome pedestal wash basin with mixer tap and low-level WC. Deep walk-in shower beyond a glass screen with thermostatic rain-shower plus handheld attachment. PVCu double glazed window to the side. Extractor fan. Period style radiator.

## SECOND FLOOR: LOFT ROOM

16'5" x 10'7" (5.00m x 3.23m)

Spindle balustrade. Access to eaves storage. PVCu double glazed window to the side. Double glazed Velux window. Radiator.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

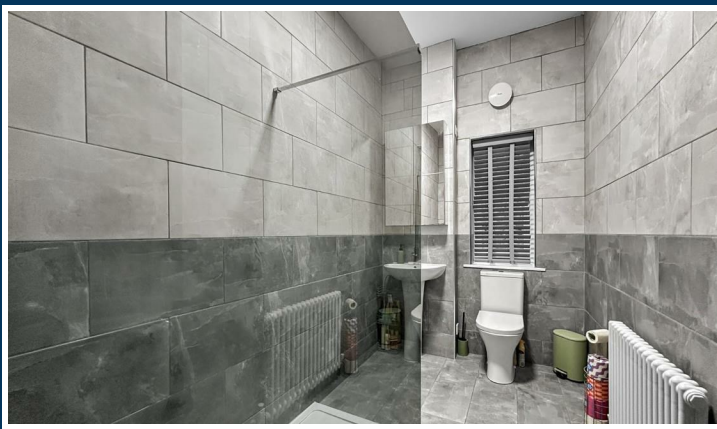
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

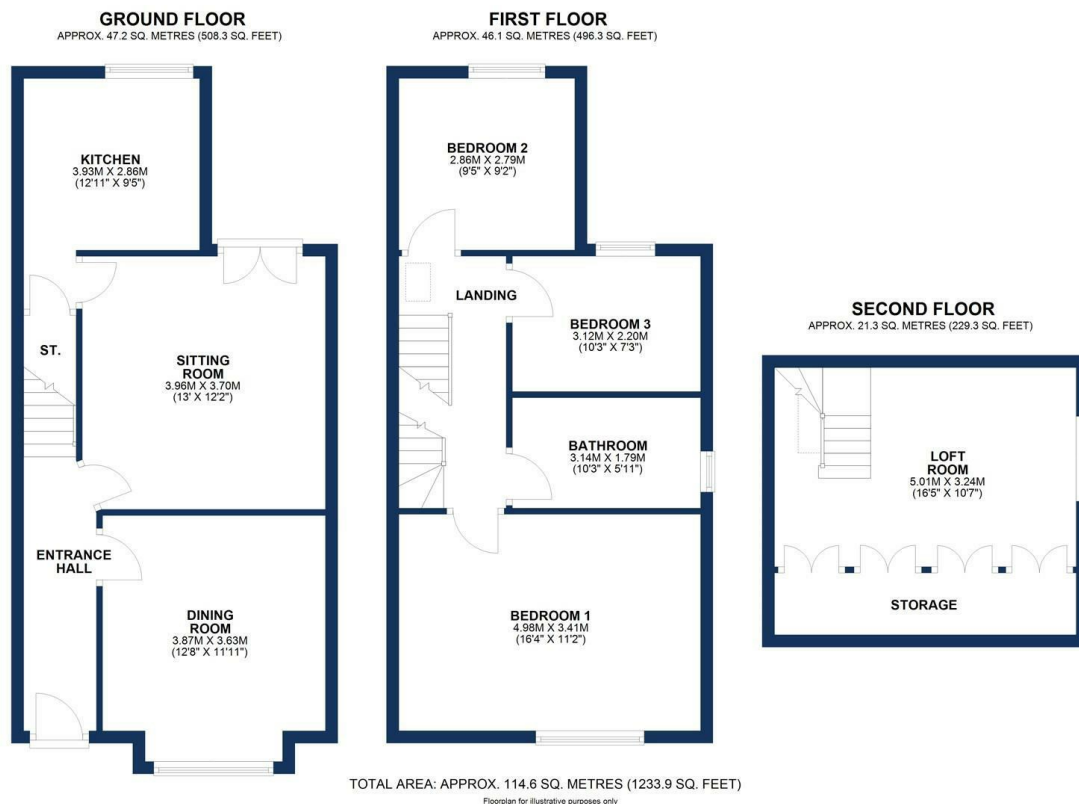
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## NOTE

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



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