



## 5 CHARLOTTE PLACE | HALE

£895,000

\*\*\*NO ONWARD CHAIN\*\*\*

A superbly presented semi detached family house constructed to a high specification by Brindle Homes and positioned within an exclusive cul de sac development just a short distance from the village. The generously proportioned accommodation briefly comprises covered porch, entrance hall, cloakroom/WC, sitting room, open plan living/dining kitchen with integrated appliances, utility room, primary bedroom with dressing area and en suite shower room/WC, three further double bedrooms and refitted family shower room/WC. Gas fired central heating and double glazing. Driveway providing off road parking for several cars and integral garage. Landscaped grounds laid mainly to lawn and also including a full width paved rear terrace.

POSTCODE: WA15 8WR

## DESCRIPTION

Charlotte Place is an exclusive cul de sac development constructed by Messrs Brindle Homes circa 2004. This architecturally interesting family house is characterised by traditional features including a slate tiled roof and attractive timber framed porch set beside tall angular bays with sash effect windows. Equal attention to detail is apparent internally with a high standard of finishes and fittings complete with CAT5 data cabling and integrated Sonos speaker system to the living areas and primary bedroom.

The accommodation is approached beyond a wide entrance hall with spindle balustrade staircase and well appointed cloakroom/WC to one side. Positioned to the front is an elegant sitting room with the focal point of a Minster style fireplace surround and bespoke window seat, whilst toward the rear the open plan living space is generously proportioned with French windows opening onto a full width paved terrace which is ideal for entertaining during the summer months. The superb kitchen is fitted with a range of contemporary units complemented by polished granite work-surfaces and Siemens appliances alongside ample space for both living and dining suites. Completing the ground floor is a useful fitted utility room which provides access to both the rear garden and integral garage.

At first floor level the impressive primary suite comprises spacious double bedroom with separate walk-in dressing area and modern en suite shower room/WC. Two further double bedrooms feature stylish fitted wardrobes and an additional double bedroom is currently used as office with concealed eaves storage. The recently improved family shower room/WC is fitted with a luxurious white suite and chrome fittings all set within fully tiled surrounds.

Gas fired central heating has been installed together with timber framed double glazing throughout.

Externally the driveway provides off road parking for several vehicles and the integral garage benefits from a remotely operated up and over door. The exceptional landscaped rear gardens are laid mainly to lawn with carefully planted borders to create an array of colour with a high degree of privacy.

The location is highly sought after being approximately half a mile distance from the centre 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.

## ACCOMMODATION

### GROUND FLOOR

#### COVERED PORCH

Opaque double glazed/panelled hardwood front door. Exterior wall light point. Mailbox.

#### ENTRANCE HALL

16'3" x 7'3" (4.95m x 2.21m)

Spindle balustrade staircase to the first floor. Wood flooring. Radiator.

#### CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and WC with concealed cistern. Tiled floor. Wall light point. Extractor fan. Radiator.

#### SITTING ROOM

21'2" x 12'1" (6.45m x 3.68m)

Minster style fireplace surround with living flame/coal effect gas fire framed in chrome. Window seat with bookshelves beneath. Integrated Sonos ceiling speakers. Timber framed double glazed bay window to the front. Two radiators.

#### LIVING/DINING KITCHEN

21'9" x 19'11" (6.63m x 6.07m)

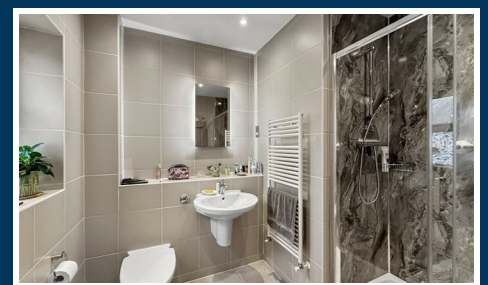
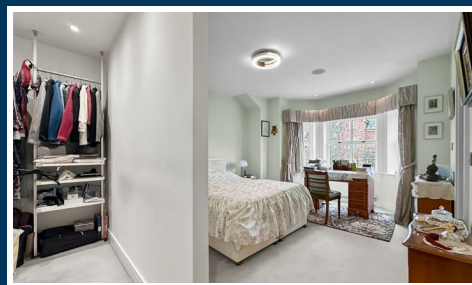
Planned to incorporate:

#### KITCHEN

Fitted with a range of light wood wall and base units beneath polished granite work-surfaces and undermount 1 1/2 bowl stainless steel sink with professional style mixer tap. Matching peninsula breakfast bar. Integrated Siemens appliances include an electric fan oven/grill, four ring gas hob with stainless steel splash-back and chimney cooker hood above, fridge and freezer. Integrated dishwasher. Wood flooring. Recessed LED lighting.

#### LIVING/DINING AREA

Ample space for seating and dining. Integrated Sonos ceiling speakers. Timber framed double glazed French windows set within matching side-screens to the paved rear terrace. Timber framed double glazed window to the rear. Wood flooring. Recessed LED lighting. Three radiators.



## UTILITY ROOM

8'9" x 5'3" (2.67m x 1.60m)

Fitted with matt white wall and base units beneath heat resistant work-surfaces and inset stainless steel circular sink with mixer tap and tiled splash-back. Recess for an automatic washing machine. Double glazed/panelled hardwood door to the rear. Access to the integral garage. Tiled floor. Extractor fan.

## FIRST FLOOR

### LANDING

Airing cupboard with shelving and housing the hot water cylinder. Access to the partially boarded loft space via a wooden ladder. Radiator.

### PRIMARY SUITE

#### BEDROOM ONE

19'8" x 12'1" (including dressing area) (5.99m x 3.68m (including dressing area))

Timber framed double glazed bay window to the front. Integrated Sonos ceiling speakers.

#### DRESSING AREA

Fitted with a modular system including hanging rails, shelving and drawers. Recessed LED lighting.

#### SHOWER ROOM/WC

8'2" x 7'3" (2.49m x 2.21m)

White/chrome wall mounted wash basin with mixer tap and WC with concealed cistern. Enclosure with marble effect panelled walls and thermostatic shower. Illuminated and demisting mirror. Opaque timber framed double glazed window to the front. Tiled walls and floor. Recessed LED lighting. Shaver point. Extractor fan. Heated towel rail.

#### BEDROOM TWO

12'1" x 10'7" (3.68m x 3.23m)

Fitted wardrobes with sliding doors containing hanging rails, shelving and drawers. Timber framed double glazed window to the rear. Radiator.

#### BEDROOM THREE

13'2" x 8'10" (4.01m x 2.69m)

Fitted wardrobes with sliding doors containing hanging rails and shelving. Timber framed double glazed window to the rear. Radiator.

#### BEDROOM FOUR

11'10" x 8'9" (3.61m x 2.67m)

Currently used as a study. Concealed eaves storage area. Integrated Sonos ceiling speakers. Timber framed double glazed Velux window. Radiator.

#### FAMILY SHOWER ROOM/WC

6'10" x 6'4" (2.08m x 1.93m)

White/chrome wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Wide walk-in shower beyond a glass screen with thermostatic rain shower plus handheld attachment. Tiled walls and wood effect tiled floor. Extractor fan. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

## OUTSIDE

### INTEGRAL GARAGE

18'4" x 9'4" (5.59m x 2.84m)

Remotely operated up and over door. Wall mounted gas central heating boiler. Two timber framed windows to the side. Wood effect flooring. Light and power supplies.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

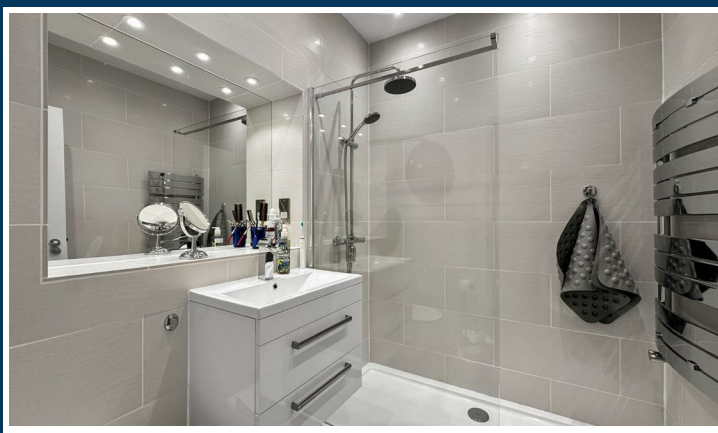
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## COUNCIL TAX

Band G.

## NOTE

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



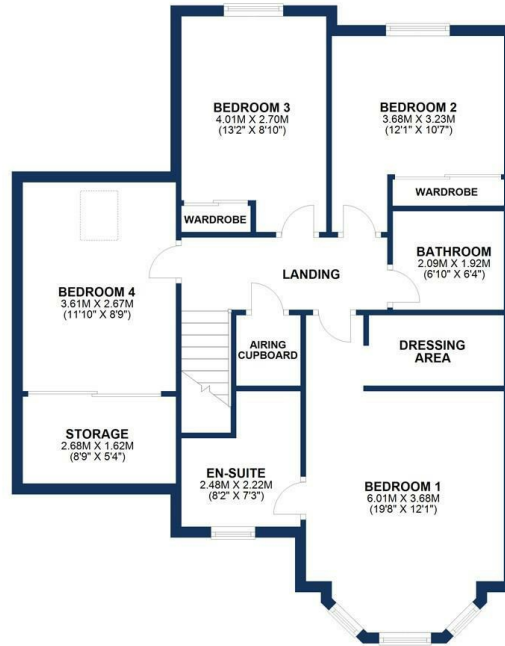
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**GROUND FLOOR**  
APPROX. 95.7 SQ. METRES (1030.3 SQ. FEET)



TOTAL AREA: APPROX. 173.4 SQ. METRES (1866.2 SQ. FEET)  
Floorplan for illustrative purposes only

**FIRST FLOOR**  
APPROX. 77.7 SQ. METRES (835.9 SQ. FEET)



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