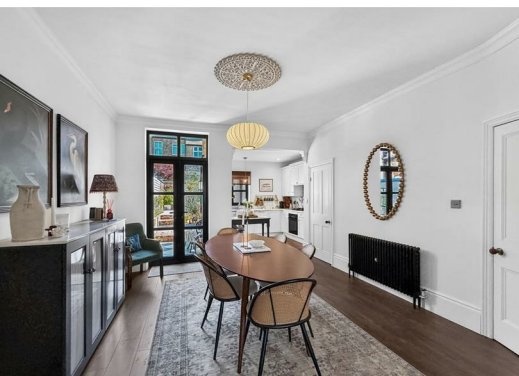




22 LILAC ROAD | HALE

OFFERS OVER £500,000

NO ONWARD CHAIN A fully refurbished and exceptionally well presented period terraced house positioned in a sought after cul de sac location with private south facing gardens at the rear. The remarkable replanned accommodation briefly comprises covered porch, entrance hall, sitting room with feature fireplace, dining room with French windows to the rear terrace, stunning Shaker style fitted kitchen with integrated appliances, two double bedrooms and luxurious bathroom/WC with walk-in shower. Gas fired central heating and PVCu double glazing. Landscaped front courtyard. Ideal location approximately one mile from Hale village and the award winning town centre of Altrincham.

POSTCODE: WA15 8BJ

DESCRIPTION

This exceptional bay-fronted period terraced house is beautifully refurbished throughout to an exacting standard, effortlessly blending timeless character with sophisticated contemporary styling.

The property immediately impresses with its thoughtfully designed front courtyard, creating an attractive approach to the covered porch with stunning woodgrain-effect composite front door and replacement sash windows sympathetically complement the period heritage of the front elevation.

Upon entering the quality of the renovation is immediately apparent. Attractive wood-effect flooring flows seamlessly throughout the ground floor, creating a sense of continuity and space. Retained period features, including elegant mouldings, panelled doors and impressive tall ceilings combine with modern finishes to create a home of genuine distinction.

The accommodation is generously proportioned and the elegant sitting room centres around a cast iron fireplace surround with multi-fuel stove. Toward the rear, a dining room benefits from French windows opening directly onto the paved terrace which is ideal for entertaining during the summer months. Completing the ground floor is a remarkable kitchen fitted with Shaker style units further enhanced by striking quartz work-surfaces and a range of integrated appliances.

At first floor level the primary bedroom features fitted wardrobes, whilst an additional double bedroom retains a cast iron fireplace. The sumptuous refitted bathroom is luxuriously appointed with a freestanding bath and separate walk-in shower.

Externally, the rear gardens have been landscaped with carefully arranged planting and importantly with a southerly aspect to enjoy the sunshine throughout the day.

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.

In conclusion, a truly outstanding home where classic period elegance meets contemporary refinement, presented in immaculate condition and ready for immediate occupation.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Opaque double glazed/panelled woodgrain effect composite front door with PVCu double glazed transom light above. Stone paved steps.

ENTRANCE HALL

Staircase to the first floor. Laminate wood flooring. Two wall light points. Cornice. Two ceiling roses. Period style radiator.

SITTING ROOM

13'4" x 12' (4.06m x 3.66m)

Cast iron fireplace surround with multi-fuel stove set upon a tiled hearth. Fitted media unit with storage and shelving. Woodgrain effect PVCu double glazed sash bay window to the front. Laminate wood flooring. Cornice. Ceiling rose. Period style radiator. Wide opening to:

DINING ROOM

13'4" x 12'11" (4.06m x 3.94m)

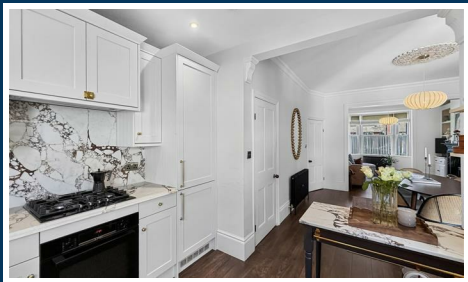
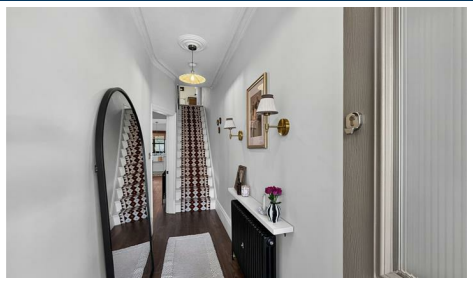
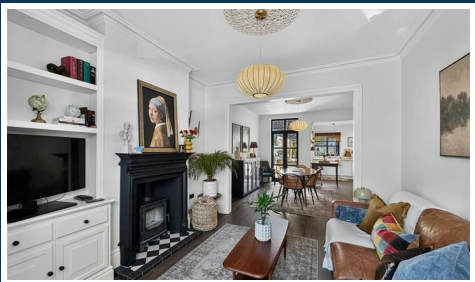
Woodgrain effect PVCu double glazed French windows with transom light above to the rear terrace. Laminate wood flooring. Cornice. Ceiling rose. Period style radiator. Opening with decorative corbels to:

KITCHEN

9'3" x 9'1" (2.82m x 2.77m)

Fitted with a range of Shaker style wall and base units beneath quartz work-surfaces/up-stands and semi-recessed Belfast sink. Integrated appliances include an electric fan oven/grill, four ring gas hob with matching quartz splash-back and extractor fan/light above, fridge/freezer, dishwasher and automatic washing machine. Woodgrain effect PVCu double glazed window to the side and rear. Laminate wood flooring. Recessed LED lighting.

FIRST FLOOR



LANDING

Spindle balustrade. Light well. Access hatch with retractable ladder to the boarded and insulated loft space with light and power supplies. Ceiling rose.

BEDROOM ONE

16'5" x 11'11" (5.00m x 3.63m)

Fitted with a four door range of wardrobes with cupboards above. Woodgrain effect PVCu double glazed sash window to the front. Cornice. Ceiling rose. Period style radiator.

BEDROOM TWO

13'4" x 10'1" (4.06m x 3.07m)

Cast iron fireplace with tiled hearth. Woodgrain effect PVCu double glazed window to the rear. Cornice. Panelled dado. Period style radiator.

BATHROOM/WC

9'3" x 9'1" (2.82m x 2.77m)

Fitted with a white/antique brass suite comprising freestanding oval bath with mixer tap, vanity wash basin with mixer tap and low-level WC. Tiled walk-in shower beyond a glass screen with thermostatic rain shower plus handheld attachment. Opaque woodgrain effect PVCu double glazed window to the rear. Large format tiled floor. Recessed LED lighting. Two wall light points. Panelled dado. Extractor fan. Heated towel rail.

OUTSIDE

STORE

6'3" x 5'8" (1.91m x 1.73m)

Wall mounted gas central heating boiler.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

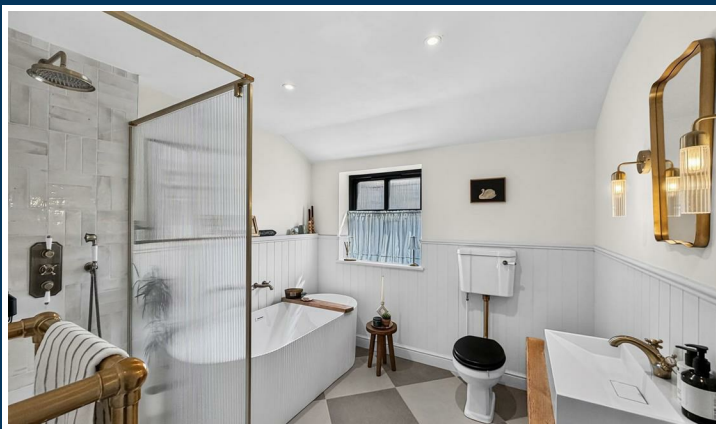
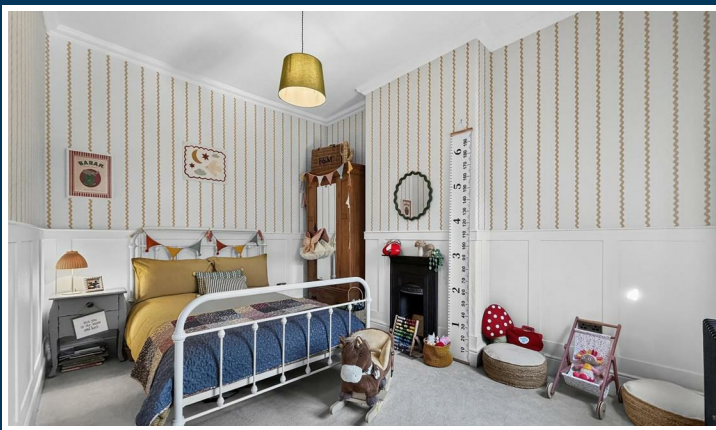
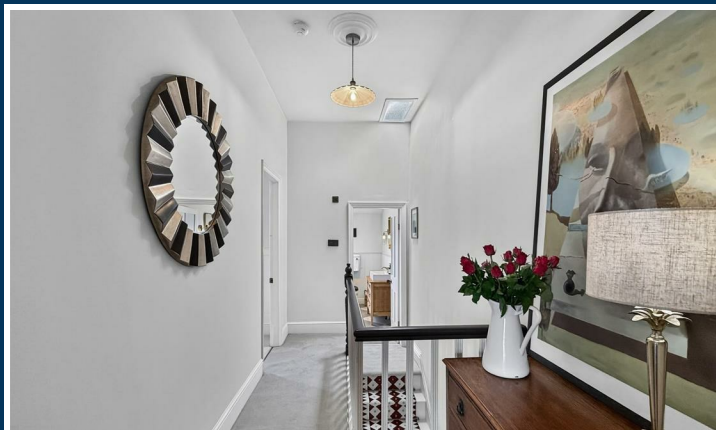
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band D.

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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GROUND FLOOR
APPROX. 49.7 SQ. METRES (535.0 SQ. FEET)

TOTAL AREA: APPROX. 95.8 SQ. METRES (1030.7 SQ. FEET)
Floorplan for illustrative purposes only



FIRST FLOOR
APPROX. 46.1 SQ. METRES (495.7 SQ. FEET)



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