IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

40 DELAHAYS ROAD | HALE

OFFERS IN THE REGION OF £600,000

A traditional bay fronted semi detached family house of generous size standing within landscaped grounds and positioned in a popular residential location. The exceptionally well presented accommodation briefly comprises enclosed porch, wide entrance hall, dining room, sitting room with French windows to the stone paved rear terrace, fitted breakfast kitchen with integrated appliances, cloakroom/WC, three genuine double bedrooms, bathroom and WC. Gas fired central heating and PVCu/Aluminium double glazing. Driveway providing off road parking and detached garage. Enclosed gardens laid mainly to lawn.

POSTCODE: WA15 8JL

DESCRIPTION

This attractive bay fronted semi detached house has been constructed to a traditional design built in brick, with a partially rendered front elevation set beneath a tiled roof. The windows have been replaced with a combination of heritage style woodgrain effect PVCu double glazing and aluminium framed double glazing alongside encapsulated stained glass. Much of the original character and charm remains with coved cornices and decorative ceiling mouldings complemented by modern enhancements such as gas fired central heating.

It is difficult to appreciate from the exterior the extent of the accommodation within and a covered porch with brick pillars and a composite front door leads onto a wide entrance hall with sympathetically designed tiled threshold, engineered oak flooring and an oak spindle balustrade staircase. There are two generous reception rooms, including a formal dining room to the front with the focal point of a marble fireplace surround, whilst the spacious sitting room forms part of an extension to the rear and features French windows which open directly onto the stone-paved terrace and gardens beyond. The adjacent breakfast kitchen is fitted with a comprehensive range of contemporary matt white units, quartz work-surfaces and integrated appliances and also benefits from French windows providing access to the aforementioned rear terrace. Completing the ground floor is a well appointed cloakroom/WC.

To the first floor there are three excellent double bedrooms all fitted with a comprehensive range of wardrobes, a luxurious bathroom and separate WC. Furthermore the spacious landing has ample space for a study area which may prove invaluable for those who choose to work from home.

Externally, the driveway provides parking for several cars and leads to a detached brick-built garage with light and power supplies.

The rear gardens are certainly a feature with a stone-paved terrace which is ideal for entertaining during the summer months and well-maintained lawn bordered by well stocked flowers beds. Importantly, the grounds at the rear enjoy a high degree of privacy and are fully enclosed with a fence perimeter.

The property also offers significant further potential, subject to obtain the relevant approval, with neighbouring properties having undertaken ground floor extensions and loft conversions.

Delahays Road forms part of a highly regarded residential locality, conveniently positioned for a wide range of amenities and within the catchment area of some of the borough's finest schools. Hale village is a little over one mile distance with its range of individual shops, restaurants, bars and railway station providing a commuter service into Manchester. The location is also well placed for easy access to the surrounding network of motorways and Manchester International Airport.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Woodgrain effect composite front door with opaque double glazed insert. Quarry tiled floor.

ENTRANCE HALL

Victorian style tiled threshold. Oak spindle balustrade staircase to the first floor. Encapsulated stained glass aluminium framed double glazed window to the front. Engineered oak flooring. Wall light point. Cornice. Radiator.

DINING ROOM

14'7" x 10'11" (4.45m x 3.33m)

Marble fireplace surround with coal effect living flame gas fire set upon a polished granite hearth. Fitted bookshelves to one side of the chimney breast recess. Woodgrain effect PVCu double glazed bay window to the front. Coved cornice. Picture rail. Radiator.

SITTING ROOM

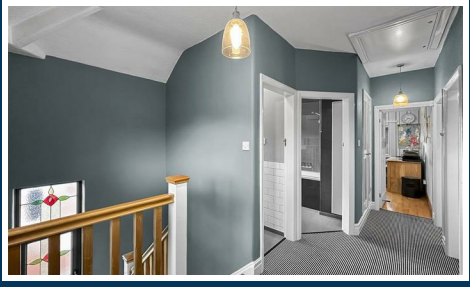
24'2" x 12'8" (7.37m x 3.86m)

Oak fireplace surround with coal effect living flame gas fire framed in chrome and set upon a polished granite hearth and flanked by a fitted media unit and bookshelves with cupboards beneath. Aluminium framed double glazed French windows set within matching side-screens to the stone paved rear terrace. Two Velux windows. Oak flooring. Decorative ceiling moulding. Two radiators.

BREAKFAST KITCHEN

22'11" x 10'10" (6.99m x 3.30m)

Fitted with contemporary matt white units and quartz work-surfaces with under-mount stainless steel sink and mixer tap. Integrated appliances include a fridge/freezer and automatic washing machine. Tiled recess to the chimney breast with space for a range cooker. Space for a table and chairs with provision for a wall mounted flatscreen television. Under-stair storage cupboard housing the wall mounted gas central heating boiler. Aluminium double glazed French windows set beside a matching side-screen to the paved rear terrace. Woodgrain effect composite door with opaque double glazed insert to the side. Two woodgrain effect PVCu double glazed windows to the side. Tiled floor. Radiator.



CLOAKROOM/WC
White/chrome wall mounted wash basin with mixer tap and low-level WC. Partially tiled walls. Victorian style tiled floor. Extractor fan.

FIRST FLOOR

LANDING
Encapsulated stained glass woodgrain effect PVCu double glazed window at half landing level. Oak spindle balustrade. Space for a study area. Airing cupboard with shelving and housing the hot water cylinder. Encapsulated stained glass aluminium framed double glazed window to the front. Access to the partially boarded loft space with Velux window via a retractable ladder. Radiator.

BEDROOM ONE
14'11" x 11'11" (4.55m x 3.63m)
Fitted with a six door range of oak wardrobes containing hanging rails and shelving with cupboards above. Woodgrain effect PVCu double glazed window to the rear. Laminate wood flooring. Recessed LED lighting. Radiator.

BEDROOM TWO
14'9" x 11'11" (4.50m x 3.63m)
Fitted with a full width range of wardrobes with sliding doors and containing hanging rails and shelving. Woodgrain effect PVCu double glazed bay window to the front. Laminate wood flooring. Radiator.

BEDROOM THREE
11'1" x 10'11" (3.38m x 3.33m)
Fitted with a six door range of wardrobes containing shelving. Woodgrain effect PVCu double glazed windows to the side and rear. Laminate wood flooring. Radiator.

BATHROOM
7'6" x 6'6" (2.29m x 1.98m)
Fitted with a white/chrome panelled bath with wall mounted mixer tap plus electric shower and screen above and pedestal wash basin with mixer tap, all set within towel surrounds. Tall wall mounted cabinet. Opaque woodgrain effect PVCu double glazed window to the side. Tiled floor. Wall light/shaver point. Extractor fan. Chrome heated towel rail.

WC
White/cream low-level WC. Opaque woodgrain effect PVCu double glazed window to the side. Partially tiled walls. Tiled floor. Extractor fan.

OUTSIDE

DETACHED GARAGE
Up and over door. Light and power supplies. Timber framed window to the rear.

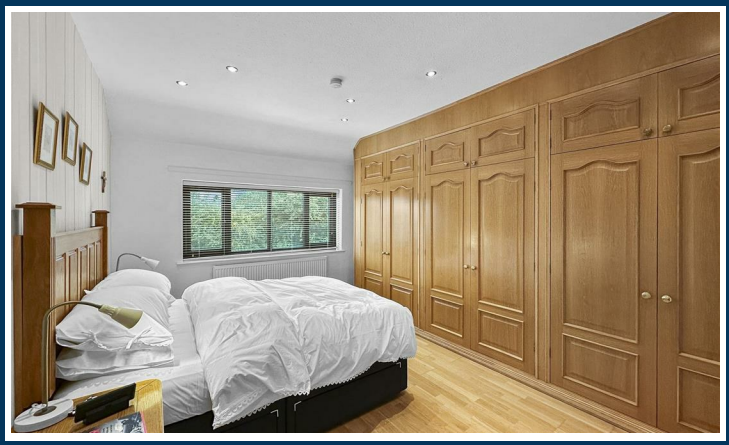
SERVICES
All mains services are connected.

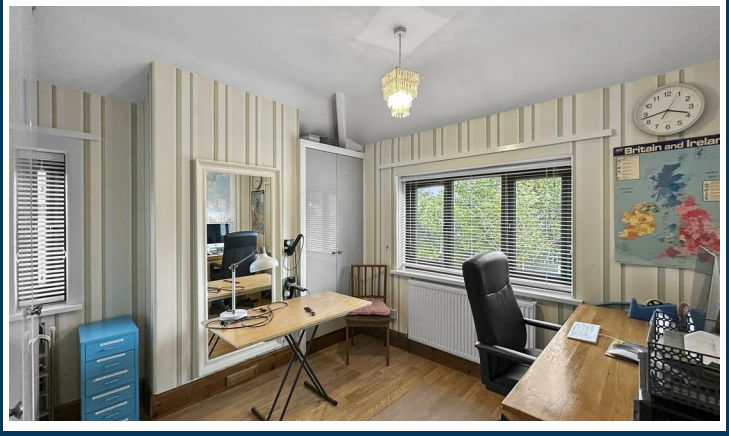
POSSESSION
Vacant possession upon completion.

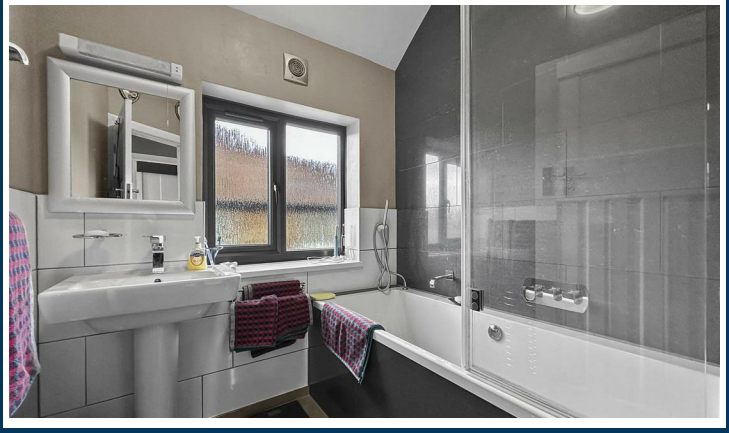
TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX
Band E.

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







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