



**123 HERMITAGE ROAD | HALE**

**OFFERS OVER £1,100,000**

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

An extended and replanned period detached house with much sought after open plan living space. Approximately 3,000 sqft (280 sqm). The superbly presented accommodation briefly comprises enclosed porch, entrance hall, cloakroom/WC, sitting room with feature fireplace, living/dining kitchen, family room with adjoining double bedroom and shower room/WC, utility/office/store, four first floor double bedrooms and three bathrooms. Gas fired central heating and PVCu double glazing. Carriage driveway providing ample off road parking. Private rear gardens laid mainly to lawn and incorporating a paved terrace. Ideal location less than one mile from Hale village and Altrincham town centre.

POSTCODE: WA15 8BW

## DESCRIPTION

This superbly presented detached house has been constructed to a traditional design in brick beneath a pitched tiled roof complemented by attractive gables and bay windows. The original period features have been retained such as a coved cornice and picture rails and enhanced by modern fittings and tasteful decor. Importantly the ground floor benefits from a substantial extension alongside exceptional open plan living space.

Upon entering the feeling of space is apparent and a wide entrance hall leads onto an elegant sitting room with the focal point of a stunning carved stone fireplace surround set within an inglenook. The full depth open plan living space is generously proportioned with clearly defined areas creating a spacious living room, dining area and contemporary fitted kitchen which includes quartz work-surfaces, integrated appliances and a matching centre island. Forming part of the extension is a self contained suite comprising family room and double bedroom, both with French windows opening onto the rear gardens. There is also an adjoining shower room/WC and useful utility/office/store room. Completing the ground floor is a well appointed cloakroom/WC positioned off the entrance hall.

At first floor level the primary bedroom benefits from an en suite shower room/WC. There is an additional double bedroom with en suite facilities, two further double bedrooms and well appointed family bathroom/WC. Importantly each of the bedrooms feature fitted furniture.

Gas fired central heating has been installed together with PVCu double glazing and partial underfloor heating.

Externally beyond wrought iron gates there is off road parking for several cars within the pattern impressed carriage driveway. The surrounding grounds are superbly landscaped with a stone paved rear terrace which is ideal for entertaining. during the summer months and a well tended lawn screened by fence borders.

The location is highly sought after being approximately one mile distance 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 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, in addition, the area is well placed for the surrounding network of motorways.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Wood grain effect panelled/double glazed composite front door. Matching PVCu double glazed surround. Tiled floor. Radiator.

#### ENTRANCE HALL

Opaque glazed/panelled hardwood door. Turned spindle balustrade staircase to the first floor. Under-stair cloaks cupboard. Wood flooring. Coved cornice. Picture rail. Two radiators.

#### CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and low-level WC. Wall mounted gas central heating boiler. Tiled walls and floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

#### SITTING ROOM

**20'4" x 15'7" (6.20m x 4.75m)**

Carved stone fireplace surround with living flame/coal effect gas fire. flanked by PVCu double glazed windows to both sides. PVCu double glazed French windows to the rear. PVCu double glazed window to the front. Wood flooring. Two wall light points. Cornice. Picture rail. Air conditioned unit. Two radiators.

#### LIVING/DINING KITCHEN

**40'7" x 24'6" (12.37m x 7.47m)**

Planned to incorporate:

#### LIVING AREA

PVCu double glazed bay window to the front. Large format tiled floor. Cornice. Picture rail. Two radiators. Wide opening to:

#### DINING AREA

Large format tiled floor. Velux window. Radiator.

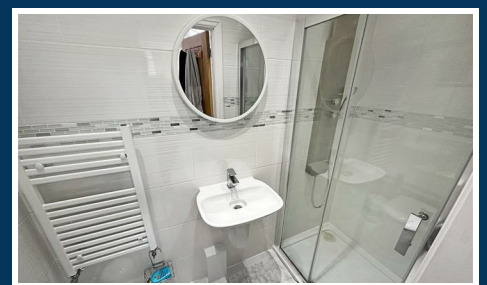
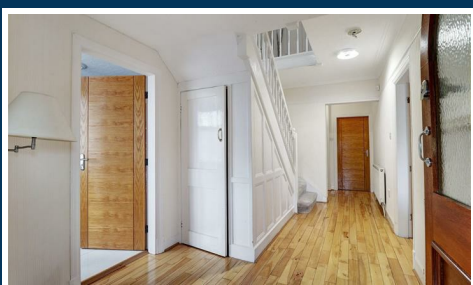
#### KITCHEN

Fitted with contemporary high gloss white wall and base units beneath quartz work-surfaces/up-stands and undercount composite drainer sink with Quooker boiling water/mixer tap. Matching centre island with breakfast bar. Integrated appliances include a double electric fan oven/grill, five ring gas hob with angular cooker hood above, larder fridge, larder freezer and dishwasher. Two PVCu double glazed windows to the rear. Recessed LED lighting. Electric underfloor heating.

#### FAMILY ROOM

**35'5" x 15'4" (10.80m x 4.67m)**

Storage cupboard with shelving. Concealed wall mounted gas central heating boiler. PVCu double glazed French windows to the rear terrace. PVCu double glazed lantern light. Velux window. Partial plumbed underfloor heating. Recessed LED lighting. Radiator.



## BEDROOM FIVE

16'10" x 16'7" (5.13m x 5.05m)

Contemporary fitted wardrobes containing hanging rails and shelving. Matching twin pedestal dressing table. PVCu double glazed French windows to the rear garden. PVCu double glazed window to the side. Recessed LED lighting. Air conditioning unit. Two radiators.

## SHOWER ROOM/WC

Fully tiled and fitted with white/chrome wall mounted wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic rain shower, handheld attachment and body jets. Recessed LED lighting. Extractor fan. Heated towel rail.

## OFFICE/UTILITY/STORE

29'8" x 9'3" (9.04m x 2.82m)

Opaque PVCu double glazed/panelled double opening doors to the front. Light and power supplies. Space for an automatic washing machine and tumble dryer.

## FIRST FLOOR

### LANDING

Turned spindle balustrade. PVCu double glazed window to the front. Laminate wood flooring. Recessed LED lighting. Cornice. Picture rail. Radiator.

## BEDROOM ONE

15'4" x 12'11" (4.67m x 3.94m)

Recess for a double bed flanked by wardrobes with cupboards above. Four door range of fitted wardrobes containing hanging rails and shelving. PVCu double glazed bay window to the front. Laminate wood flooring. Recessed LED lighting. Radiator.

## EN SUITE SHOWER ROOM/WC

White/chrome wall mounted wash basin with mixer tap and low-level WC. Thermostatic shower with body jets. Fully tiled. Extractor fan. Heated towel rail.

## BEDROOM TWO

12'11" x 11'10" (3.94m x 3.61m)

Fitted with a five door range of wardrobes containing hanging rails and shelving. PVCu double glazed windows to the front and side. Laminate wood flooring. Recessed LED lighting. Radiator.

## EN SUITE SHOWER ROOM/WC

White/chrome pedestal wash basin with mixer tap and low-level WC. Tiled enclosure with electric shower. Tiled walls and floor.

## BEDROOM THREE

14'8" x 10' (4.47m x 3.05m)

Fitted with a five door range of contemporary wardrobes containing hanging rails and shelving. PVCu double glazed windows to side and rear. Laminate wood flooring. Recessed LED lighting. Radiator.

## BEDROOM FOUR

13' x 8'1" (3.96m x 2.46m)

Fitted with a five door range of wardrobes containing hanging rails and shelving. PVCu double glazed window to the rear. Laminate wood flooring. Recessed LED lighting. Radiator.

## BATHROOM/WC

12'11" x 7'4" (3.94m x 2.24m)

Fully tiled and fitted with a white/chrome suite comprising whirlpool bath with mixer tap and shower attachment, wide wall mounted wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic shower plus handheld attachment. Matching cabinet. Opaque PVCu double glazed windows to the side and rear. Recessed LED lighting. Heated towel rail.

## OUTSIDE

Pattern impressed carriage driveway with wrought iron gates providing off road parking for several cars.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

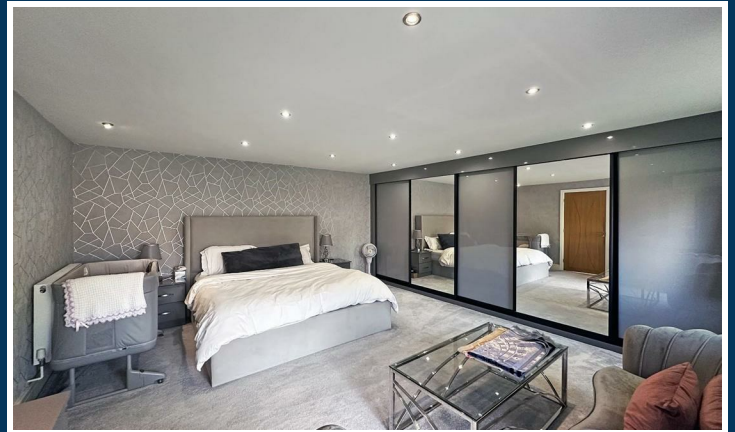
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

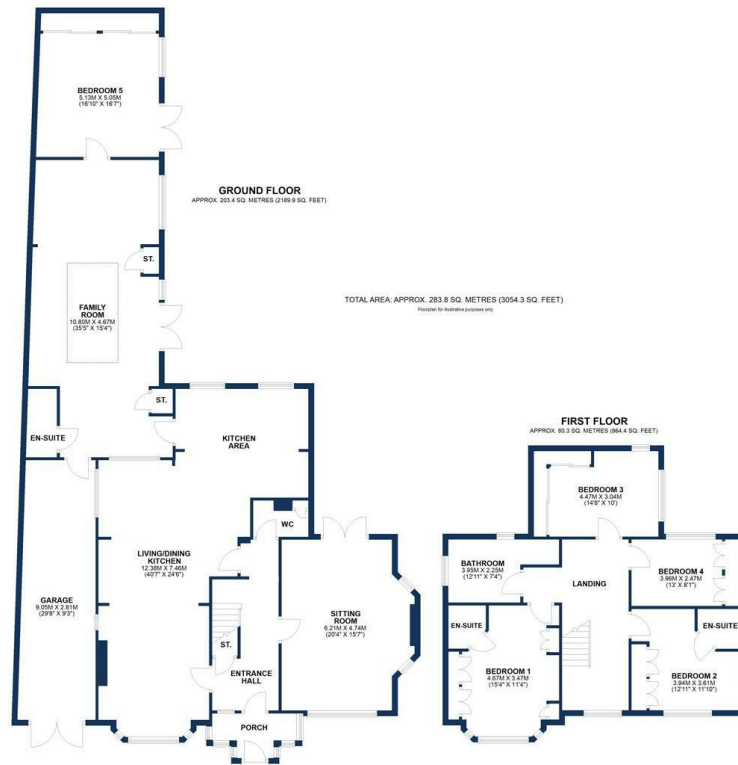
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## NOTE

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



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