



10 WOODHEAD ROAD | HALE

£1,500,000

An attractive bay fronted detached family house occupying a beautiful mature plot in a highly sought after cul de sac location. The exceptionally well presented accommodation briefly comprises enclosed porch, wide entrance hall, cloakroom/WC, spacious sitting room with feature fireplace, garden room/office, stunning open plan living/dining kitchen with integrated appliances, utility room, five excellent double bedrooms and four bath/shower rooms. Gas fired central heating, pressurised hot water system and double glazing. Integral garage. Driveway providing off road parking for several cars. Westerly facing stone paved rear terrace and gardens laid mainly to lawn. Half a mile from the village of Hale.

POSTCODE: WA15 9LD

## DESCRIPTION

Woodhead Road is situated in what has become one of the most fashionable and sought after areas in Hale and this substantial, charming and outstanding detached residence stands within a delightful and leafy cul de sac which encompasses individually designed prestige homes.

Constructed circa 1937 in a traditional style and subsequently extended and remodelled to create a stunning interior yet retaining much of the original character.

Positioned approximately half a mile to the west is the vibrant village of Hale with its range of individual shops, restaurants and bars and a little further the market town of Altrincham with its highly popular Market Hall and Metrolink station providing a commuter service into Manchester. The property is also well placed for the revitalised village of Hale Barns, the surrounding network of motorways and lies within the catchment area of highly regarded primary and secondary schools.

Attractive in appearance with partially rendered elevations the property is also beautifully presented internally. The accommodation has been re-planned and refurbished incorporating fittings of quality complemented by tasteful decor. Positioned toward the front is a generously proportioned and elegant sitting room with the focal point of a period style fireplace surround. Double opening doors lead onto a garden room which is currently used as an office and may prove invaluable for those who choose to work from home. In addition to providing adaptable living space the garden room features French windows approaching a loggia which creates a covered seating area with pleasant views across the grounds. Also approaching the stone paved rear terrace from two sets of French windows is an impressive open plan living/dining kitchen with ample space for both seating and dining alongside an exquisite fitted kitchen with full range of integrated appliances and substantial matching centre island incorporating a breakfast bar. Furthermore, there is a useful utility room with external access and a cloakroom/WC completes the ground floor. At first floor level the primary suite comprises spacious double bedroom with a comprehensive range of fitted furniture and modern en suite bathroom/WC. There is an additional double bedroom with luxurious en suite shower room/WC, double bedroom with fully tiled en suite shower room/WC and two further double bedrooms served by the sumptuous family bathroom/WC complete with free-standing bath and separate shower enclosure.

Gas fired central heating has been installed together with a pressurised hot water system and double glazing throughout.

The rear gardens are certainly a feature with full width stone paved terrace which is ideal for entertaining during the summer months and steps down to an expanse of lawn surrounded by well stocked borders and a variety of mature trees all of which combines to create an attractive setting with a high degree of privacy. Importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

The driveway provides ample off road parking and the integral garage benefits from a remotely operated door.

## ACCOMMODATION

### GROUND FLOOR: ENCLOSED PORCH

Double glazed/panelled hardwood door set within matching side-screens.

### ENTRANCE HALL

11'11" x 10'1" (3.63m x 3.07m)

Opaque double glazed/panelled hardwood front door set within matching side-screens. Turned spindle balustrade staircase. Hardwood flooring. Recessed LED lighting. Two wall light points. Radiator.

### SITTING ROOM

22'6" x 15'4" (6.86m x 4.67m)

Natural wood period style fireplace surround with cast iron fire set upon a polished granite hearth. Two PVCu double glazed bay windows to the front. Hardwood flooring. Five wall light points. Coved cornice. Covered radiator. Radiator. Double opening glazed/panelled doors to:

### GARDEN ROOM/OFFICE

11'8" x 10'8" (3.56m x 3.25m)

Timber framed double glazed French windows opening onto the stone paved covered seating area and set within matching side-screens. Recessed LED lighting. Coved cornice. Covered radiator.

### LIVING/DINING KITCHEN

34'3" x 16'11" (10.44m x 5.16m)

With clearly defined areas and planned to incorporate:

### LIVING/DINING AREA

Fitted media unit with provision for a wall mounted flat screen television flanked by shelving with cupboards beneath. Ample space for seating and dining suites. PVCu double glazed French windows opening onto the stone paved rear terrace. PVCu double glazed window to the side. Stone effect tiled floor. Two wall light points. Two radiators.

### KITCHEN

Fitted with wood effect/matt grey wall and base units beneath quartz work-surfaces/up-stands with under-mount quartz/stainless steel sink and Quooker instant hot water/mixer tap. Matching centre island with breakfast bar. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, warming drawer, four zone induction hob with extraction system, fridge/freezer, wine/drinks cooler and dishwasher. Wide PVCu double glazed windows to the rear incorporating central French windows opening onto the stone paved rear terrace. PVCu double glazed window to the side. Three remotely operated Velux windows with rain sensors. Stone effect tiled floor. Recessed LED lighting. Three wall light points. Radiator.

### UTILITY ROOM

11' x 6'2" (3.35m x 1.88m)

With the continuation of the kitchen units and work-surfaces with under-mount stainless steel sink plus mixer tap. Recess for an automatic washing machine. Double glazed/panelled wood grain effect composite door to the side. Stone effect tiled floor. Recessed LED lighting.

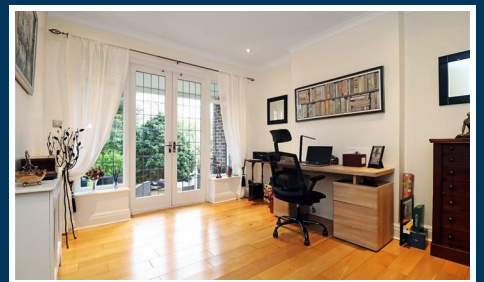
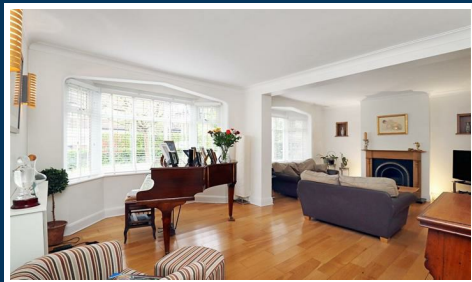
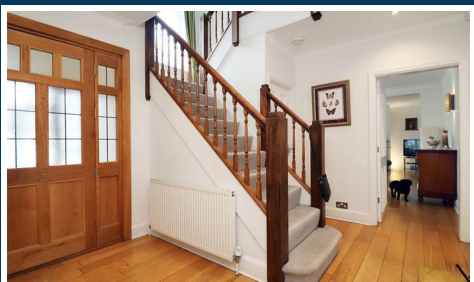
### CLOAKROOM/WC

6'87" x 6'2" (1.83m x 1.88m)

White/chrome wall mounted vanity wash basin with mixer tap and low-level WC. Space for hanging coats and jackets. Opaque PVCu double glazed window to the front. Hardwood flooring. Wall light point. Radiator.

### FIRST FLOOR: LANDING

Opaque PVCu double glazed window at half landing level. Turned spindle balustrade. Recessed LED lighting. Coved cornice. Radiator.



## BEDROOM ONE

15'87" x 11'6" (4.57m x 3.51m)

Fitted with a six door range of wardrobes containing hanging rails and shelving and twin pedestal dressing table, Recess for a double bed flanked by bedside tables with matching cupboards above. Provision for a wall mounted flat screen television. PVCu double glazed window to the rear. Recessed LED lighting. Wall light point. Radiator.

## EN SUITE BATHROOM/WC

11' x 6'9" (3.35m x 2.06m)

Fully tiled and fitted with a white/chrome suite comprising back to wall bath with mixer/shower tap, pedestal wash basin with mixer tap, low-level WC and bidet with mixer tap. Opaque PVCu double glazed window to the rear. Recessed LED lighting. Radiator.

## BEDROOM TWO

11'7" x 10' (3.53m x 3.05m)

Fitted wardrobes containing hanging rails and shelving flanking drawers with display shelves above. PVCu double glazed window to the rear. Recessed low-voltage lighting. Wall light point. Radiator.

## EN SUITE SHOWER ROOM/WC

8'3" x 7'10" (2.51m x 2.39m)

Fully tiled and fitted with a contemporary white/chrome wall mounted vanity wash basin and cantilevered WC with concealed cistern. Walk-in shower beyond a glass screen with thermostatic rain shower plus hand-held attachment. Opaque PVCu double glazed window to the rear. Recessed LED lighting. Extractor fan. Electric underfloor heating. Heated towel rail.

## BEDROOM THREE

13'5" x 10'6" (4.09m x 3.20m)

Fitted wardrobes containing hanging rails and shelving plus matching chest of drawers. PVCu double glazed window to the front. Recessed LED lighting. Coved cornice. Radiator.

## EN SUITE SHOWER ROOM/WC

9'11" x 4'6" (3.02m x 1.37m)

White/chrome semi recessed vanity wash basin with mixer tap, WC with concealed cistern and matching cabinet. Corner tiled enclosure with thermostatic shower. Tiled walls and floor. Recessed low-voltage lighting. Extractor fan. Chrome heated towel rail.

## BEDROOM FOUR

12'1" x 11'5" (3.68m x 3.48m)

Fitted wardrobes containing double hanging rails alongside matching bookshelves with cupboards beneath. PVCu double glazed window to the front. Four wall light points. Coved cornice. Radiator.

## BEDROOM FIVE

10'4" x 10'1" (3.15m x 3.07m)

PVCu double glazed window to the front. Two wall light points. Radiator.

## FAMILY BATHROOM/WC

8'9" x 7'8" (2.67m x 2.34m)

Fully tiled and fitted with a contemporary white/chrome suite comprising free-standing oval bath with wall mounted mixer tap, oval countertop vanity wash basin with wall mounted mixer tap and cantilevered WC with concealed cistern. Enclosure with thermostatic rain shower plus hand-held attachment. Recessed illuminated shelving. Mirror fronted cabinet. Two opaque PVCu double glazed windows to the side. Recessed LED lighting. Extractor fan. Electric underfloor heating.

## OUTSIDE: INTEGRAL GARAGE

16'4" x 10'3" (4.98m x 3.12m)

Remotely operated up and over door. Wall mounted gas central heating boiler and pressurised hot water system. Light and power supplies.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £9.00 per annum. This should be verified by your Solicitor.

## COUNCIL TAX

Band G

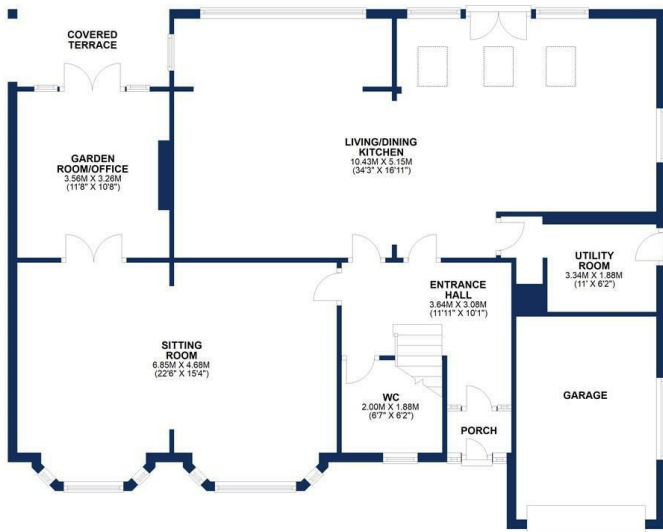
## NOTE

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

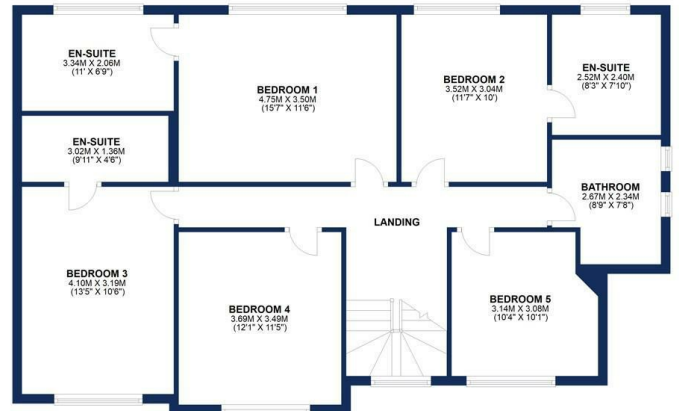


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**GROUND FLOOR**  
APPROX. 133.4 SQ. METRES (1435.6 SQ. FEET)



**FIRST FLOOR**  
APPROX. 105.8 SQ. METRES (1138.7 SQ. FEET)



TOTAL AREA: APPROX. 239.2 SQ. METRES (2574.3 SQ. FEET)  
Floorplans For Illustrative Purposes Only



**HALE BARNs**

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

**HALE**

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

**TIMPERLEY**

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM