



**21 ELM ROAD | HALE**  
**OFFERS IN THE REGION OF £750,000**

**\*\*\*NO ONWARD CHAIN\*\*\*** A superbly proportioned and beautifully presented Victorian end terrace family home located on arguably the most popular of the tree roads. The accommodation is arranged over 4 floors and briefly comprises welcoming entrance hall, front sitting room, impressive open plan contemporary fitted living dining kitchen with access to a raised terrace with steps to the gardens beyond, cloakroom/WC, converted basement providing additional 4th bedroom or home office and with adjacent utility cupboard. To the first floor there are 2 double bedrooms and well appointed bathroom/WC with separate shower enclosure and the loft has been converted to provide a further double bedroom with en-suite shower room/WC and walk in wardrobe. With much of the original character and charm combined with contemporary fittings viewing is essential to appreciate the standard and presentation on offer.

POSTCODE: WA15 9QP

## DESCRIPTION

A beautifully presented bay fronted Victorian terraced family home situated in an ideal location and arguably the most sought after of the tree roads, within walking distance of both the village of Hale with its range of individual shops, restaurants and wine bars and railway station and the town of Altrincham with its highly popular market house and Metrolink commuter service into Manchester. The location is also ideal being within the catchment area of highly regarded primary and secondary schools.

Typical of the era it is difficult to appreciate from the exterior the extent of the accommodation within and much of the original character remains with tall ceilings, decorative ceiling mouldings and sash windows. To the front of the property is a separate sitting room with a focal point of an open fireplace with decorative tiled insert and tiled hearth plus ornate timber surround. Towards the rear the property has been extended to create an impressive open plan living dining kitchen complete with central island and with 2 sets of bi folding doors to the rear. From this open plan space there is access to the converted cellars which provide a versatile space which could be used as a 4th bedroom or alternatively a home office or play room. Adjacent to this is the utility cupboard with plumbing for washing machine. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are 2 excellent double bedrooms with fitted wardrobes and serviced by the family bathroom/WC fitted with a contemporary suite by Duravit. To the 2nd floor the loft has been converted to provide a 3rd double bedroom with adjacent en-suite shower room/WC plus walk in wardrobe and access to eaves storage.

Externally to the front of the property is a gated courtyard garden with raised flower bed whilst to the rear is a decked seating terrace with glass balustrade and stairs down to the patio and lawned garden.

Viewing is essential to appreciate the standard and presentation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood double glazed glass panelled front door. Ceiling cornice. Stairs to first floor. Period style radiator. Tiled floor.

#### SITTING ROOM

13'5" x 11'5" (4.09m x 3.48m)

With double glazed sash bay window to the front. Open fireplace with decorative tiled insert and hearth plus ornate timber surround. Ceiling cornice. Period style radiator. Telephone point.

#### CLOAKROOM

Fitted with a white Duravit suite comprising WC and vanity wash basin. Opaque PVCu double glazed sash window to the side. Ceiling cornice. Extractor fan. Tiled floor. Underfloor heating.

#### OPEN PLAN LIVING DINING KITCHEN

30'4" x 15'3" (9.25m x 4.65m)

An impressive open plan space with underfloor heating throughout comprising:

#### LIVING AREA

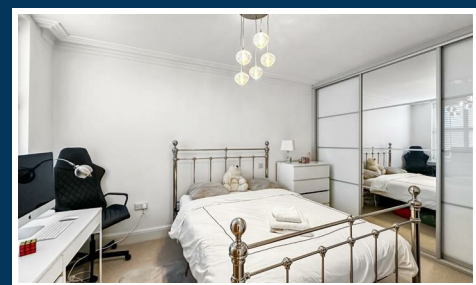
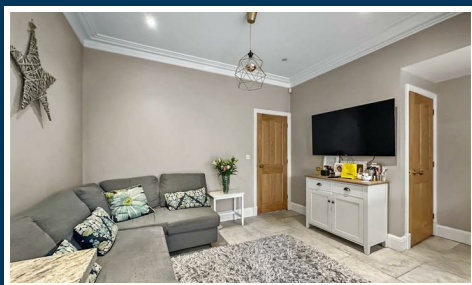
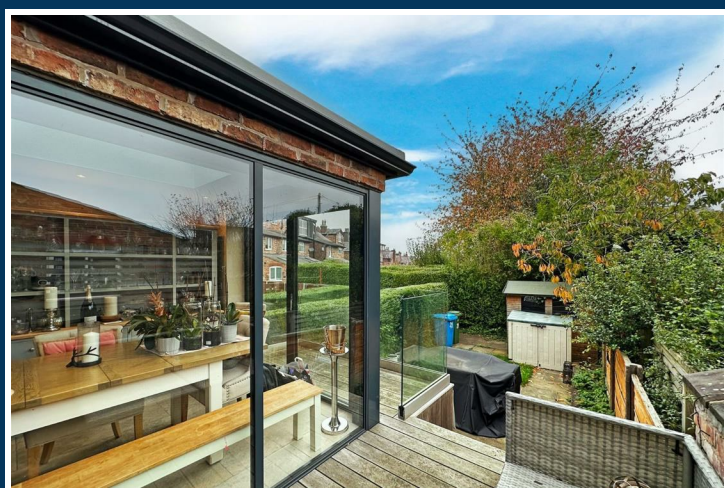
With space for living suite. Television aerial point. Tiled floor. Ceiling cornice. Recessed low voltage lighting. Opening to:

#### KITCHEN

Fitted with attractive inframe wall and base units with contrasting granite work surface. Central island with Belfast style enamel sink unit. Space for Aga. Space for American style fridge freezer. Integrated wine fridge and dishwasher. Bosch 2 ring gas hob plus integrated oven/grill. Tiled floor. Recessed low voltage lighting. Bi folding doors to the rear. Opening to:

#### DINING AREA

With ample space for dining suite. Tiled floor. Bi folding doors to the rear decked terrace plus picture window to the side. Lantern light. Recessed low voltage lighting.



## CELLAR

### BEDROOM 4/STUDY/PLAYROOM

13'6" x 11'7" (4.11m x 3.53m)

With PVCu double glazed window to the front. Recessed low voltage lighting. Period style radiator.

### UTILITY SPACE

With plumbing for washing machine. Hot water system and Ideal combination gas central heating boiler.

## FIRST FLOOR

### LANDING

Spindle balustrade staircase to 2nd floor. Ceiling cornice. Recessed low voltage lighting. Radiator.

### BEDROOM 1

15'1" x 13'6" (4.60m x 4.11m)

With sash double glazed bay window to the front with plantation shutters. Focal point of a cast iron period style fireplace. Ceiling cornice. Fitted wardrobes and shelving. Radiator. Television aerial point.

### BEDROOM 2

15'2" x 9'7" (4.62m x 2.92m)

PVCu double glazed window to the rear with plantation shutters. Fitted wardrobe. Radiator. Ceiling cornice.

## BATHROOM

10'0" x 7'6" (3.05m x 2.29m)

Fitted with a white Duravit suite comprising bath, vanity wash basin and WC. Large walk in shower enclosure. Tiled walls and floor. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Opaque PVCu double glazed window to the rear.

## SECOND FLOOR

### BEDROOM 3

15'2" x 11'4" (4.62m x 3.45m)

With PVCu double glazed window to the rear with plantation shutters. Mirror fronted doors provide access to a walk in wardrobe which in turn leads onto the useful storage area. Television aerial point. Radiator.

### EN-SUITE

7'0" x 6'2" (2.13m x 1.88m)

Fitted with a white Duravit suite comprising tiled shower area, wash hand basin and WC. Tiled wall and floor. Chrome heated towel rail. Velux window to the front. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

To the front of the property is a gated courtyard garden with raised flowerbed. To the rear and accessed via the open plan living dining kitchen is a decked terrace with glass balustrade and steps to the patio seating area with lawned garden beyond. The rear gardens have a mixture of hedge and fence borders and enjoy a high degree of privacy.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

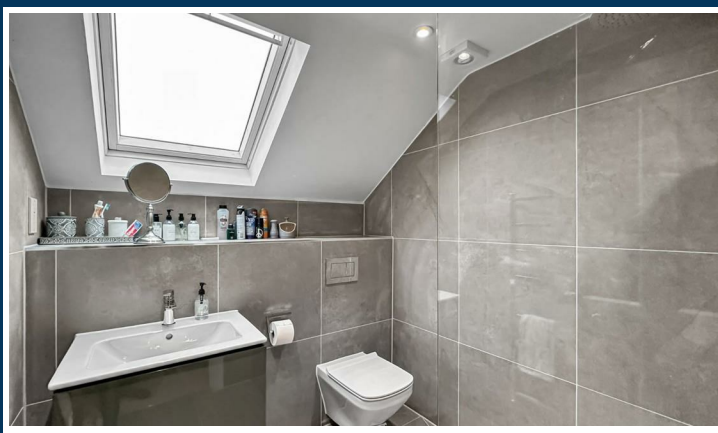
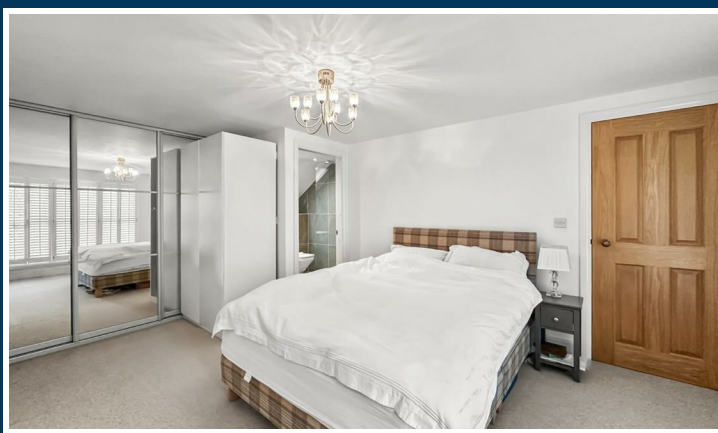
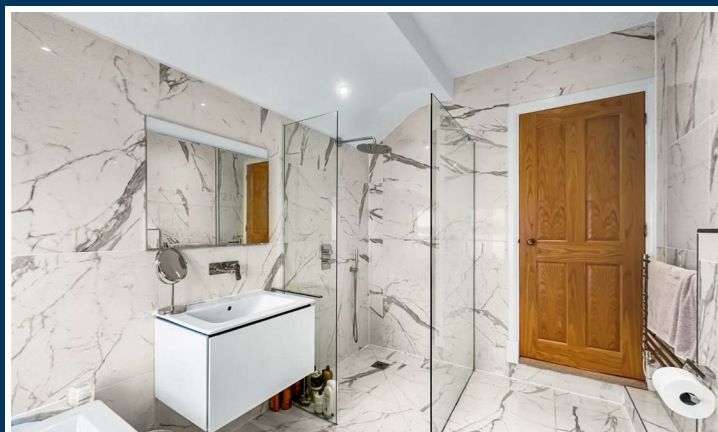
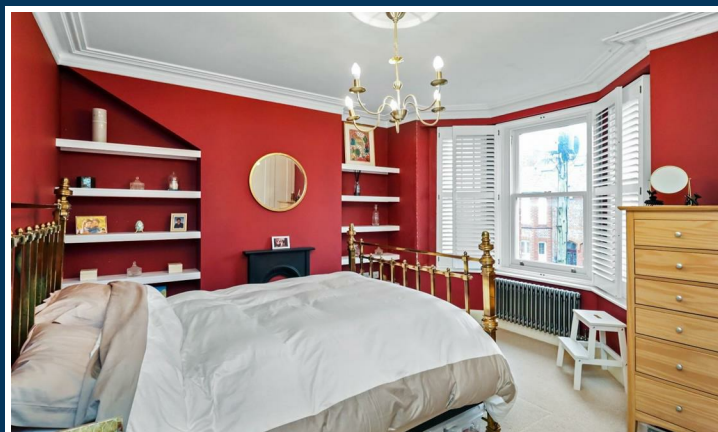
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## TENURE

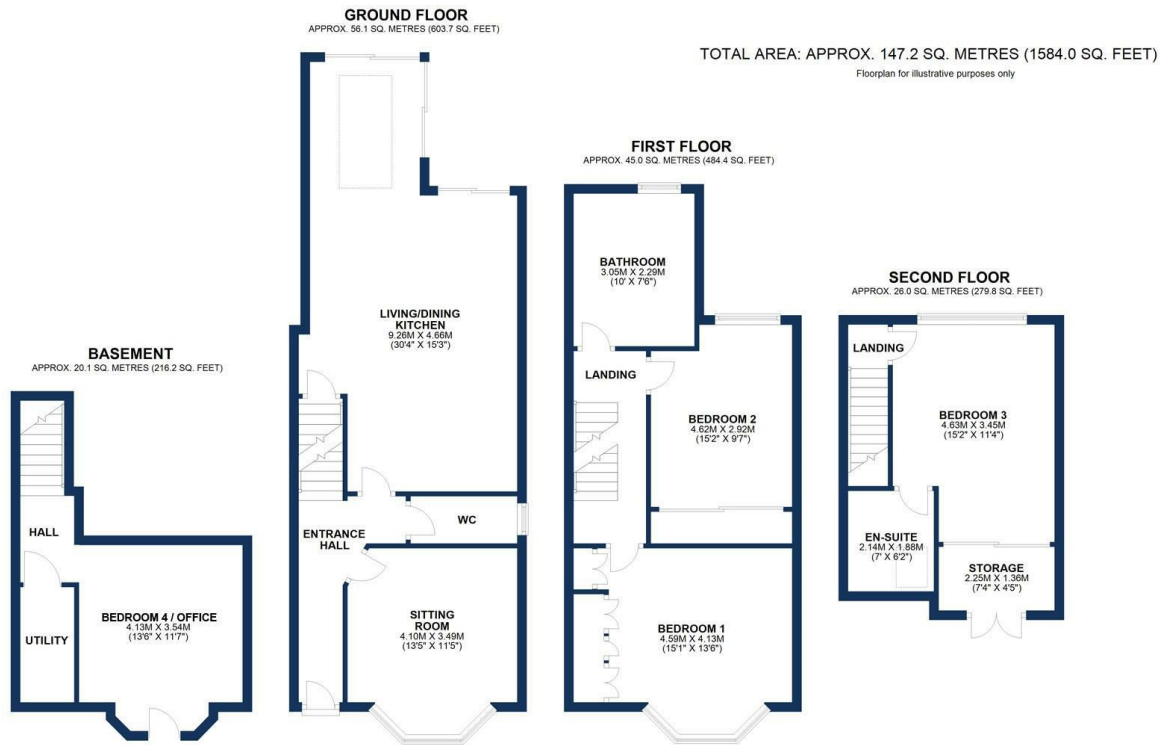
We are informed the property is Freehold. This should be verified by your Solicitor.

## NOTE

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



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