

## MORNINGSIDE 28 ALBERT ROAD | HALE

OFFERS IN THE REGION OF £900,000

An attractive bay fronted period terraced house arranged over three floors and positioned less than 250 yards from the village of Hale. Retaining much of the original character and charm. Approximately 1,927sqft/179sqm. The superbly presented accommodation briefly comprises recessed porch, entrance hall, sitting room, dining room, breakfast kitchen, utility room, WC, three excellent double bedrooms, single bedroom and bathroom/WC. Much improved cellar chambers currently used as an office/tv room and storage. Gas fired central heating. Courtyard garden with paved terrace and gated access to the rear. Permit parking.

POSTCODE: WA15 9AJ

## DESCRIPTION

Albert Road forms part of a highly favoured locality adjacent to the village of Hale with its range of individual shops, restaurants and wine bars and railway station providing a commuter service into Manchester. The location is also ideal being within the catchment area of highly regarded primary and secondary schools. At approximately ¼ of a mile distance lies Stamford Park with tennis courts and recreational facilities. A little further is the award winning market town of Altrincham with its highly popular Market Hall which contains a variety of informal dining options and independent retailers, as well as the Metrolink.

Typical of the era, it is difficult to appreciate the full extent of the accommodation within. Much of the original character, including sash windows, panelled doors and decorative mouldings, has been retained. Although obviously well cared for and ready for immediate occupation, there is an opportunity to re-model to individual taste and equally there is potential for further development, subject to obtaining the relevant consent.

This period terraced house features immensely attractive elevations with double height bay windows set beside a recessed porch with brick archway and the original stained glass/panelled hardwood front door. Superbly proportioned and presented throughout, the living space incorporates a hallway with turned spindle balustrade staircase and sympathetically designed Amtico flooring. Positioned to the front there is a spacious sitting room with the focal point of a traditional style moulded fireplace, whilst towards the rear, a formal dining room is adorned with a stone fireplace and matching hearth. The adjacent breakfast kitchen is fitted with a comprehensive range of Shaker style units and polished granite work-surfaces complemented by a quarry tiled floor. Completing the ground floor is an adjoining utility room with external access and WC beyond.

At first floor level there are three excellent, spacious double bedrooms, a generous single bedroom and a family bathroom fitted with a traditional style suite. The substantial landing also allows space for a study area which may prove invaluable for those who choose to work from home.

The lower ground floor has been improved to create two excellent cellar rooms and although not refurbished in line with modern building regulations this adaptable living space is currently configured as a home office/tv room and storage room.

Gas fired central heating has been installed.

Externally the beautiful courtyard garden has been carefully designed to incorporate manicured trees and shrubs alongside a paved terrace which is ideal for entertaining during the summer months.

Permit parking is available by application to Trafford Council.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

5'7" x 4' (1.70m x 1.22m)

Stained glass/panelled hardwood front door set within matching side-screens with transom light above. Tiled floor. External light point.

#### ENTRANCE HALL

21'7" x 7'1" (6.58m x 2.16m)

Turned spindle balustrade staircase with mahogany handrail to the first floor. Cloaks cupboard with hanging rail. Amtico flooring. Cornice. Ceiling rose.

#### SITTING ROOM

16'8" x 13'4" (5.08m x 4.06m)

Moulded fireplace surround with coal effect/living flame gas fire framed in brass and set upon a tiled hearth. Timber framed sash bay window to the front. Cornice. Picture rail. Ceiling rose. Radiator.

#### DINING ROOM

12'10" x 11'8" (3.91m x 3.56m)

Amtico floored with a marble conglomerate fireplace surround with coal effect/living flame gas fire basket and matching hearth. Timber framed sash window to the rear. Cornice. Picture rail. Radiator.

#### BREAKFAST KITCHEN

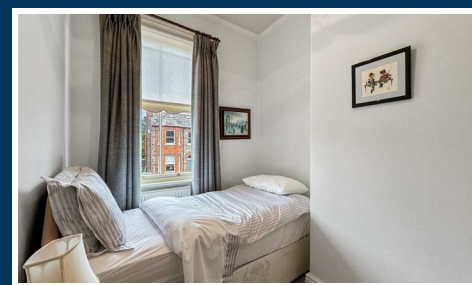
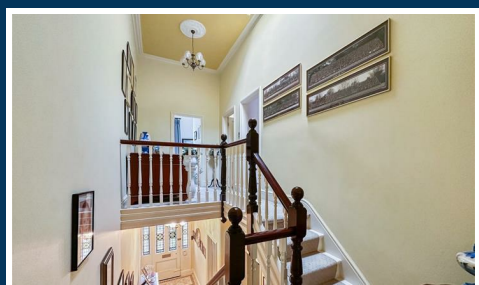
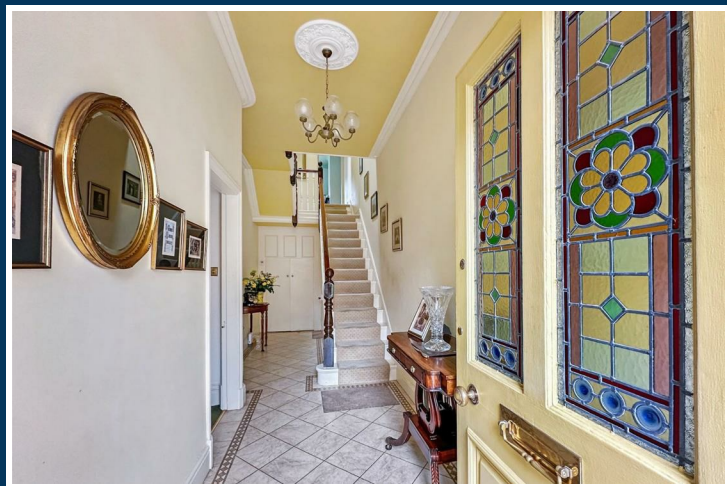
20'3" x 10'11" (6.17m x 3.33m)

Fitted with a range of natural wood Shaker style wall and base units beneath polished granite work-surfaces/up-stands and under-mount stainless steel sink with mixer tap and tiled splash-back. Built-in cupboard with shelving. Recess for a range cooker with chimney cooker hood above. Integrated dishwasher. Ample space for a table and chairs. Timber framed sash window to the side. Timber framed window to the side. Quarry tiled floor. Cornice.

#### UTILITY ROOM

11'6" x 8'1" (3.51m x 2.46m)

White base units beneath wood effect heat resistant work-surfaces and inset ceramic drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine and tumble dryer. Space for a fridge/freezer and separate freezer. Timber framed panelled door to the rear gardens. Timber framed window to the side. Tiled floor.



## WC

White/chrome wall mounted wash basin and low-level WC. Opaque timber framed window to the side. Tiled walls and floor.

## LOWER GROUND FLOOR

### HOME OFFICE/TV ROOM

16'8" x 13'4" (5.08m x 4.06m)

Cast iron fireplace. Timber framed window within the bay to the front. Meter cupboards. Period style radiator.

### STORE ROOM

10'6" x 5'9" (3.20m x 1.75m)

Light and power supplies.

## FIRST FLOOR

### LANDING

Ample space for a desk. Turned spindle balustrade. Cornice. Ceiling rose.

### BEDROOM ONE

16'8" x 11'7" (5.08m x 3.53m)

Timber framed sash bay window to front. Two wall light points. Cornice. Picture rail. Radiator.

### BEDROOM TWO

13'1" x 11'6" (3.99m x 3.51m)

Timber framed sash window to the rear. Cornice. Radiator.

### BEDROOM THREE

11'2" x 11'2" (3.40m x 3.40m)

Cast iron fireplace. Timber framed sash window to the rear. Cornice. Radiator.

### BEDROOM FOUR

9'1" x 7'1" (2.77m x 2.16m)

Timber framed sash window to the front. Cornice. Radiator.

## BATHROOM/WC

8' x 6'11" (2.44m x 2.11m)

Fitted with a traditional suite comprising panelled bath with electric shower and screen above, pedestal wash basin and low-level WC all set within tiled surrounds. Airing cupboard with shelving and housing the wall mounted gas central heating boiler. Opaque timber framed sash window to the side. Tiled floor. Two wall light points. Period style heated towel rail/radiator.

## OUTSIDE

Permit parking.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

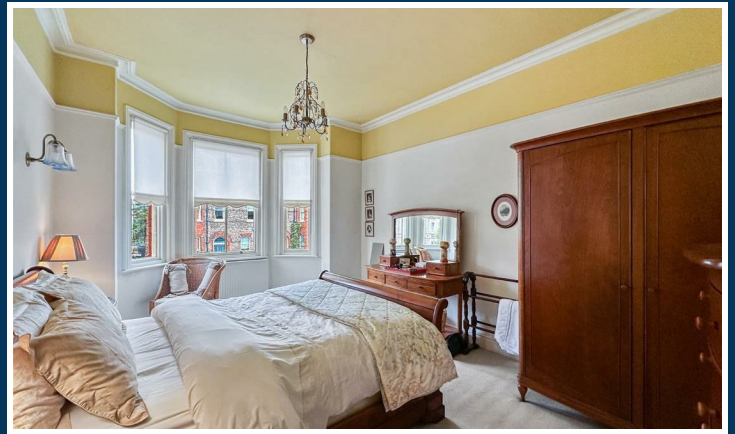
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

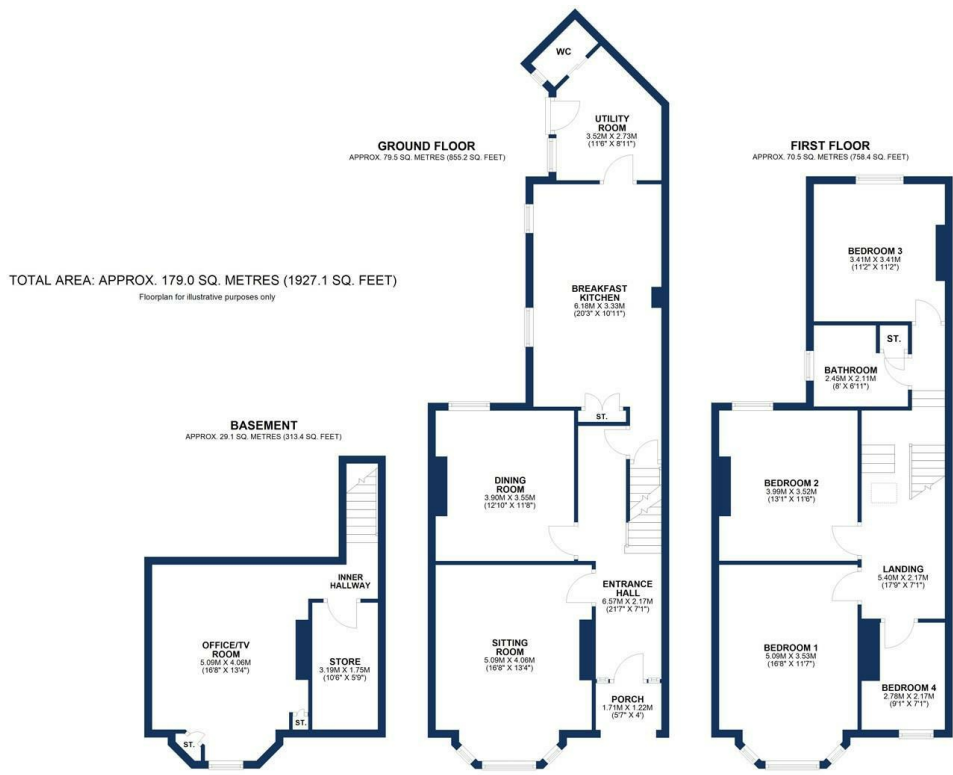
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## NOTE

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



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