IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









58 PARK ROAD | HALE

OFFERS OVER £515,000

An extended, replanned and recently improved late Victorian semi detached house with exceptional south facing rear gardens. Positioned in an ideal location approximately half a mile from the village of Hale and adjacent to The Bollin Valley. The superbly presented accommodation briefly comprises entrance hall, sitting room with bay window and feature fireplace, spacious dining room, stunning fitted breakfast kitchen with integrated appliances and French windows to the rear terrace, two excellent double bedrooms and modern bathroom/WC with separate shower enclosure. Gas fired central heating and PVCu double glazing. Off road parking.

POSTCODE: WA15 9LR

DESCRIPTION

Built in the latter part of the Victorian era this spacious bay fronted semi detached house is positioned in a highly sought after location. Ideally placed approximately half a mile distance from the village of Hale with its range of interesting shops, restaurants and wine bars and railway station providing a commuter service into Manchester. In the opposite direction there are walks through the River Bollin Valley which forms part of the North Cheshire Green Belt and the property also lies 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 and charm remains with panelled doors, tall ceilings and decorative mouldings complemented by modern enhancements such as gas fired central heating and PVCu double glazing. In addition, this attractive home also benefits from a substantial rear extension and recently refitted breakfast kitchen.

Approached beyond a hardwood front door and entrance hall with sympathetically designed tiled floor, there is an elegant sitting room with the focal point of a cast iron fireplace set upon a polished granite hearth. This spacious through reception room has been replanned to include a formal dining room and has the added advantage of luxury vinyl flooring. Forming part of the extension, the stunning kitchen is fitted with Shaker style units, marble effect work-surfaces and a range of integrated appliances alongside an impressive central island with breakfast bar and French windows opening onto the paved rear terrace.

At first floor level there are two generously proportioned double bedrooms and a fully tiled modern bathroom/WC complete with separate shower enclosure. Furthermore, there is scope to utilise the loft and create additional living space, subject to obtaining the relevant approval.

The landscaped rear gardens are laid mainly to lawn and incorporate the aforementioned terrace which is ideal for entertaining during the summer months. Extending to approximately 85' in length the tall hedge perimeter provides a high degree of privacy and, importantly, the southerly aspect allows enjoyment of the sunshine throughout the day.

Externally there is also off road parking to the front of the property.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Panelled hardwood front door with leaded light effect fanlight window above. Space for hanging coats and jackets. Tiled floor. Decorative cornice. Dado rail. Radiator.

SITTING/DINING ROOM
25'10" x 14' (7.87m x 4.27m)
Planned to incorporate:

SITTING ROOM
Period style surround with coal effect cast-iron fireplace and polished granite hearth. Fitted cupboards with shelving above to the chimney breast recess. PVCu double glazed bay window to the front. Luxury vinyl wood effect flooring. Recessed LED lighting. Decorative cornice. Dado rail. Radiator. Wide opening to:

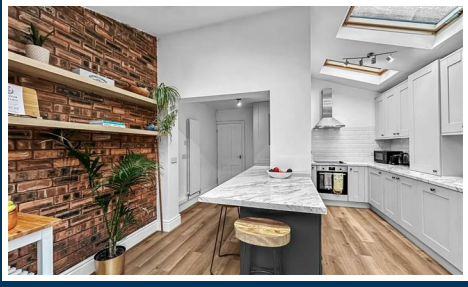
DINING ROOM
Turned spindle balustrade staircase to the first floor. Opaque glazed timber framed bullseye window to the side. Luxury vinyl wood effect flooring. Recessed LED lighting. Decorative cornice. Dado rail. Radiator.











BREAKFAST KITCHEN
15'9" x 13'11" (4.80m x 4.24m)
Fitted with a range of a Shaker style wall and base units beneath marble effect heat resistant work-surfaces and inset 1½ bowl ceramic drainer sink with mixer tap and tiled splash-back. Matching centre island with breakfast bar. Integrated appliances include an electric fan oven/grill, four ring ceramic hob with stainless steel chimney cooker hood above, dishwasher and automatic washing machine. Recess for an American style fridge/freezer. Concealed wall mounted gas central heating boiler. PVCu double glazed French windows set within matching side-screens to the rear terrace. Three double glazed velux windows. Luxury vinyl wood effect flooring. Vertical radiator.

FIRST FLOOR

LANDING
11'10" x 4'7" (3.61m x 1.40m)
Turned spindle balustrade. Access hatch to the boarded loft space. Radiator.

BEDROOM ONE
14' x 11'4" (4.27m x 3.45m)
Cast-iron fireplace. PVCu double glazed window to the front. Coved cornice. Radiator.

BEDROOM TWO
11'10" x 9'4" (3.61m x 2.84m)
PVCu double glazed window to the rear. Radiator.

BATHROOM/WC
7'9" x 6'9" (2.36m x 2.06m)
Fully tiled and fitted with a white/chrome suite comprising panel bath with mixer tap, wall mounted vanity wash basin with mixer tap and WC with concealed cistern. Corner enclosure with thermostatic rain shower plus handheld attachment. Illuminated mirror fronted cabinet. Opaque PVCu double glazed window to the rear. Recessed LED lighting. Chrome heated towel rail.

OUTSIDE
Block paved parking area at the front and south facing gardens to the rear.

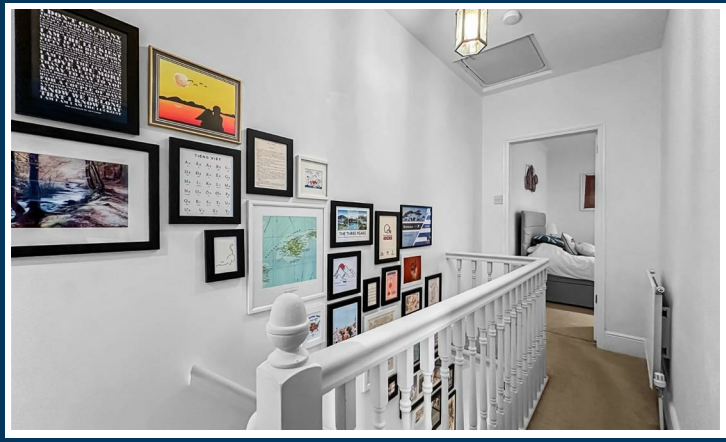
SERVICES
All mains services are connected.

POSSESSION
Vacant possession upon completion.

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

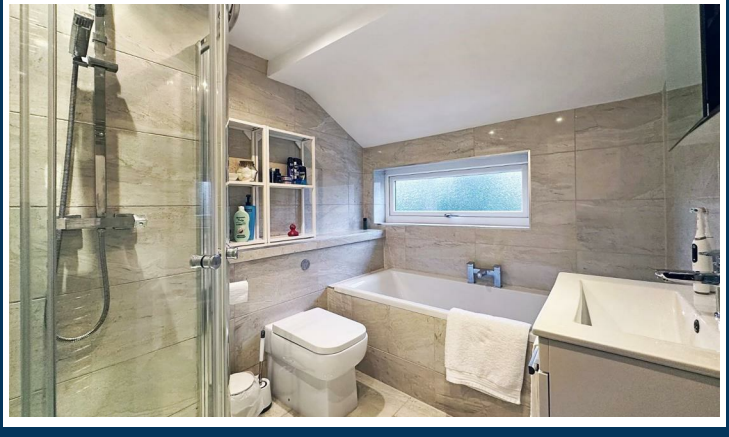
COUNCIL TAX
Band E.

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

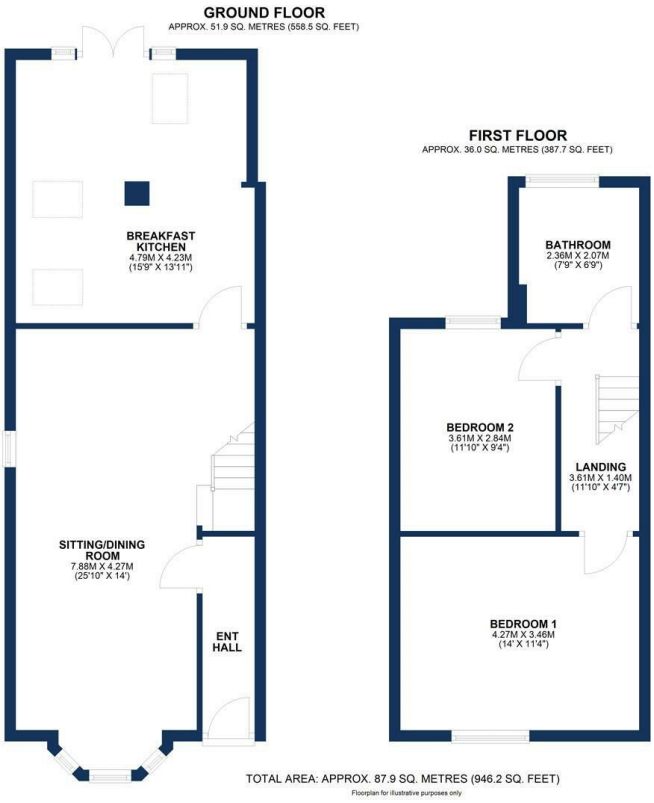








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TOTAL AREA: APPROX. 87.9 SQ. METRES (946.2 SQ. FEET)

Floorplan for illustrative purposes only.

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