



MORAR SEDDON ROAD | HALE

£1,100,000

NO ONWARD CHAIN A fine Edwardian residence set within mature tree lined grounds. Retaining many original features creating an interior of both character and charm. Ideal location a few hundred yards from the village. Approximately 2,534 sqft (236 sqm). The accommodation briefly comprises covered porch, entrance hall, cloakroom/WC, sitting room, dining room, morning room, fitted kitchen with integrated appliances, study, primary bedroom with en suite shower room/WC, three further bedrooms and bathroom/WC. Gas fired central heating and secondary glazing. Utility room, conservatory and garage. Driveway providing off road parking. Rear gardens laid mainly lawn.

POSTCODE: WA14 2UH

DESCRIPTION

This fine detached family house forms part of an attractive cul-de-sac of similarly substantial properties, situated just a few hundred yards from the village of Hale. The setting is particularly appealing, combining a peaceful residential environment with excellent access to local amenities and highly regarded schools. Positioned in the Hale Station Conservation Area, this helps ensure changes respect the area's character and appearance and protects the local historic architecture.

Constructed circa 1908 and typical of the Edwardian era, the property retains many period features complemented by modern fittings and tasteful decoration. The accommodation is superbly proportioned and benefits from gas fired central heating and predominantly secondary glazed leaded light windows. The property has reached the stage where a degree of modernisation is required and therefore presents an ideal opportunity to remodel to individual taste.

The interior is approached beyond a decorative timber framed porch and through an impressive entrance hall, featuring an appealing spindle balustrade staircase and parquet wood flooring that continues seamlessly into the two main reception rooms. Positioned at the front of the house is an elegant dual aspect sitting room, with a carved fireplace surround as its focal point, in addition to a French window opening onto the covered terrace. There is also a spacious formal dining room featuring a bay window with delightful views over the mature gardens. The kitchen is fitted with a range of matching units, polished granite work-surfaces and integrated appliances and the adjoining morning room opens onto the paved rear terrace which is ideal for entertaining during the summer months. Furthermore, a staircase leads up from the morning room to a separate study which may prove invaluable for those who choose to work from home.

At first floor level the primary bedroom benefits from an en suite shower room/WC and two further excellent double bedrooms and a generous single bedroom are served by the family bathroom/WC.

Externally the block paved driveway provides ample off road parking and remotely operated gates open toward a substantial garage with electrically operated door. There is also a separate conservatory as well as an integral utility room, boiler room and additional storage.

The rear gardens are a notable feature of the property, with well established planting and a variety of mature trees creating a high degree of privacy. Importantly, the aspect allows enjoyment of the sunshine throughout the day.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Hardwood front door. Tiled floor.

ENTRANCE HALL

13'2" x 12'5" (4.01m x 3.78m)

Spindle balustrade staircase to the first floor. Timber framed stained glass window with secondary glazing to the side. Parquet wood flooring. Picture rail. Radiator.

CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and cantilevered WC with concealed cistern set within tiled surrounds. Under-stair storage cupboard. Timber framed stained glass window with secondary glazing to the front. Tiled floor. Recessed LED lighting. Chrome heated towel rail.

SITTING ROOM

19'1" x 16'1" (5.82m x 4.90m)

Carved fireplace surround with marble insert and hearth. Fitted media unit with shelving above. Timber framed double glazed French window to the covered paved terrace. Timber framed leaded light bay window with secondary glazing to the front. Timber framed stained glass window with secondary glazing to the front. Parquet wood flooring. Cornice. Radiator.

DINING ROOM

16'5" x 13'10" (5.00m x 4.22m)

Traditional fireplace surround with tiled hearth. Timber framed leaded light bay window with secondary glazing to the side. Parquet wood flooring. Three wall light points. Cornice. Radiator.

MORNING ROOM

13'1" x 10'5" (3.99m x 3.18m)

Staircase to the study. Accoya wood double glazed French windows to the paved rear terrace. Timber framed window with secondary glazing to the side. Radiator.

KITCHEN

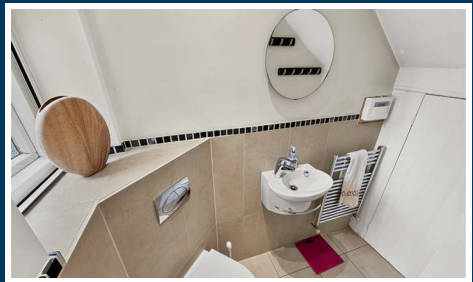
13'10 x 8'8" (4.22m x 2.64m)

Fitted with a range of matching wall and base units beneath polished granite work-surfaces and inset double bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill and four ring ceramic hob with stainless steel cooker hood above. Recess for a dishwasher and space for a fridge and freezer. Opaque timber framed double glazed door to the side. Timber framed double glazed window to the side. Tiled floor.

STUDY

12'5" x 7'8" (3.78m x 2.34m)

Timber framed leaded light window with secondary glazing to the side. Wood flooring. Radiator.



FIRST FLOOR

LANDING

Timber framed stained glass window with secondary glazing at half landing level. Built-in cupboard with shelving. Cornice. Two radiators.

BEDROOM ONE

16'2" x 13'9" (4.93m x 4.19m)

Vanity wash basin with mixer tap. Timber framed leaded light windows with secondary glazing to the front and side. Picture rail. Two radiators.

EN SUITE SHOWER ROOM/WC

White/chrome wall mounted vanity wash basin, cantilevered WC with concealed cistern and thermostatic shower. Tiled walls and floor. Timber framed stained glass windows to the front and side. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

16'5" x 13'10" (5.00m x 4.22m)

Timber framed leaded light bay window with secondary glazing to the side. Picture rail. Two radiators.

BEDROOM THREE

13'1" x 9'7" (3.99m x 2.92m)

Timber framed leaded light window with secondary glazing to the side. Picture rail. Radiator.

BEDROOM FOUR

9' x 9' (2.74m x 2.74m)

Timber framed leaded light window to the side. Picture rail. Radiator.

BATHROOM/WC

8'11" x 8'5" (2.72m x 2.57m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap, pedestal wash basin with mixer tap, low-level WC and bidet with mixer tap. Airing cupboard with shelving and radiator. Tiled walls and floor. Two opaque timber framed leaded light windows with secondary glazing to the side. Radiator.

OUTSIDE

UTILITY ROOM

9'6" x 7'3" (2.90m x 2.21m)

Wood base units beneath heat resistant work-surfaces and inset double bowl stainless steel drainer sink with mixer tap and tiled splash-back. Space for an automatic washing machine and tumble dryer. Timber framed window to the rear. Tiled floor.

CONSERVATORY

17'10" x 11'8" (5.44m x 3.56m)

Brick to the lower section, PVCu framed and double glazed beneath a transparent roof. Tiled floor. Light and power supplies.

GARAGE

28'3" x 8'8" (8.61m x 2.64m)

Remotely operated up and over door. Light and power supplies. Timber framed leaded light window to the side.

BOILER/STORE ROOMS

Boiler room housing the wall mounted gas central heating boiler and deep storage cupboard.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

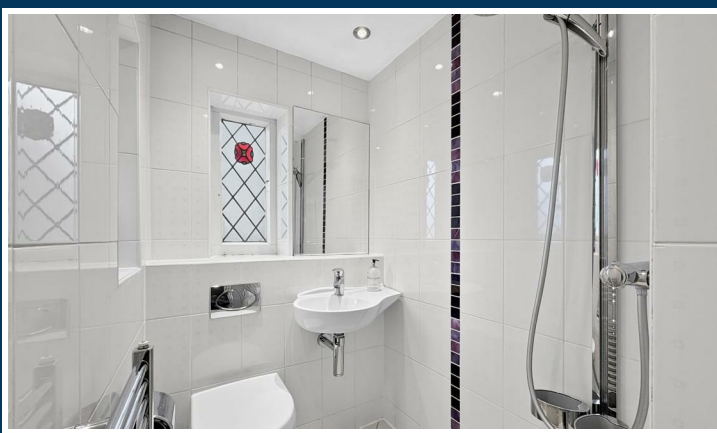
We are informed the property is Freehold and subject to a Chief Rent of £10.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX

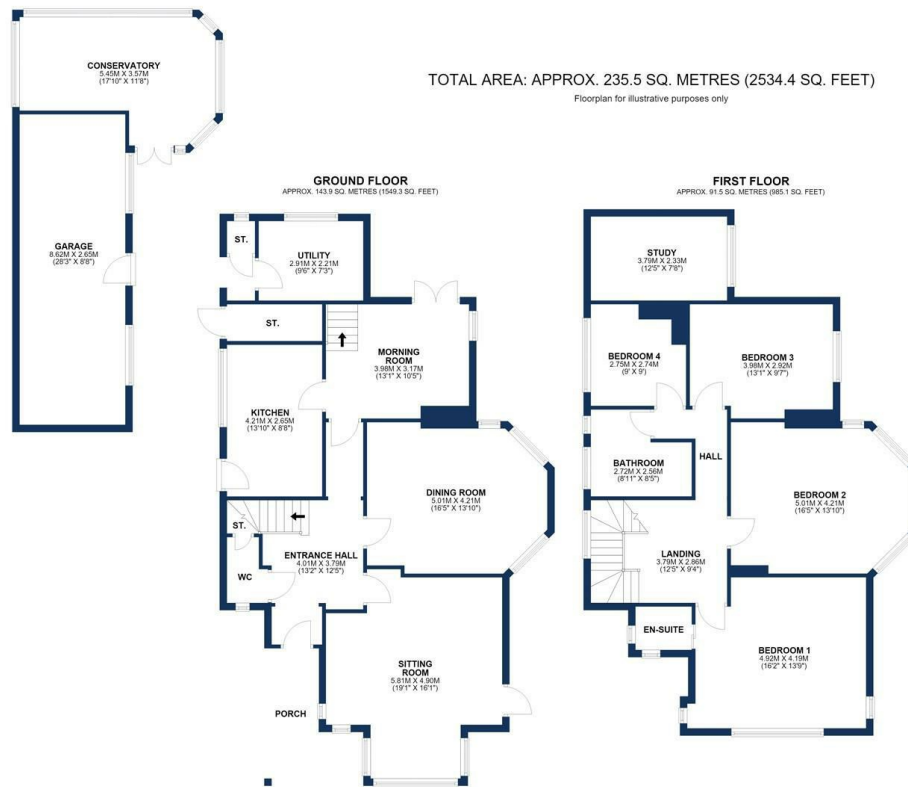
Band G.

NOTE

These particulars are intended only as a general guide to prospective purchasers and do not constitute, nor constitute any part of, an offer or contract. They are prepared in good faith from information supplied by the seller and from observations made during inspection. Whilst every care has been taken in their preparation, neither the seller nor the agent gives any representation or warranty, express or implied, as to their accuracy or completeness. Nothing contained within these particulars shall be taken as a representation that the property is in good structural condition or that any services, appliances, equipment or facilities are in working order, all of which should be independently verified by the purchaser.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



HALE BARN S

292 HALE ROAD, HALE BARN S
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARN S@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