IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









4 WADHAM WAY | HALE

£1,150,000

An extended, replanned and much improved modern detached family house with exceptional open plan living space and south westerly facing rear gardens. The superbly presented accommodation briefly comprises covered porch, entrance hall, cloakroom/WC, sitting room with stunning feature fireplace, contemporary living/dining kitchen with French windows to the rear terrace, study, rear hall with cloaks cupboard, secondary kitchen with access to the garage, primary bedroom with en suite bathroom/WC, guest bedroom with en suite shower room/WC, two further bedrooms and family bathroom/WC. Gas fired central heating and double glazing. Wide driveway providing off road parking and attached double garage with remotely operated door. Cul de sac location approximately half a mile from the village of Hale.

POSTCODE: WA15 9LJ

DESCRIPTION

Wadham Way is a quiet cul de sac containing detached houses of modern design set well back from the grass verge and tree lined carriageway. The location is highly sought after being approximately half a mile distance from the village of Hale with its range of individual shops, fashionable restaurants and train station and the property also lies within the catchment area of highly regarded primary and secondary schools. A little further is Altrincham town centre with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and in addition the area is well placed for the surrounding network of motorways.

This attractive family home has been improved to include rendered elevations complemented by anthracite window frames and an impressive rear extension to create much sought after open plan living space. The landscaped rear gardens are an undoubted feature, laid mainly to lawn with an interesting array of mature trees and the added advantage of a stone paved terrace which is ideal for entertaining during the summer months. Importantly with a south westerly aspect to enjoy the sunshine throughout the day and into the evening.

Approached beyond a wide block paved driveway and covered porch with composite front door, the accommodation is generously proportioned throughout. The entrance hall features a glass balustrade staircase with brushed chrome handrail and there is an adjacent cloakroom/WC. The naturally light dual aspect sitting room is an elegant formal reception room with the focal point of a stunning cast iron wood burning stove set beneath a natural wood mantel with provision for a flatscreen television above. Also off the entrance hall is a study which may prove invaluable for those who choose to work from home. Positioned toward the rear and forming part of the open plan living space, the kitchen is fitted with contemporary high gloss units and matching centre island with quartz work-surfaces alongside a range of integrated appliances. Also incorporated into the extension is a superb living/dining area with the benefit of an air-conditioning unit and several sets of French windows which open onto the lawned gardens and paved terrace. The rear hall has provision for cloaks and also provides access to the recently fitted secondary kitchen/utility room.

At first floor level the excellent primary bedroom has the benefit of a Juliet balcony and sumptuous en suite bathroom/WC complete with freestanding bath. There is a further double bedroom with luxurious en suite shower room/WC and the two additional bedrooms are served by the modern family bathroom/WC.

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

Externally, the attached double garage features a remotely operated roller door.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH
Wood grain effect composite front door set within PVCu double glazed side screens. External recessed LED lighting.

ENTRANCE HALL
17'10" x 6'7" (5.44m x 2.01m)
Glass balustrade staircase to the first floor. Wood effect flooring. Coved cornice. Contemporary radiator.

CLOAKROOM/WC
6'3" x 4'6" (1.91m x 1.37m)
White/chrome vanity wash basin with mixer tap and low-level WC. Wood effect flooring. Recessed LED lighting. Coved cornice. Chrome heated towel rail.

SITTING ROOM
20' x 12'5" (6.10m x 3.78m)
Cast iron wood burning stove beneath a natural wood mantel and set upon a stone hearth with provision for a wall mounted flat screen television above. Two PVCu double glazed windows to the front and one to the side with integrated blinds. Recessed LED lighting. Coved cornice. Three radiators.

STUDY
9' x 6'10" (2.74m x 2.08m)
Opaque PVCu double glazed window to the side. Recessed LED lighting. Two wall light points.

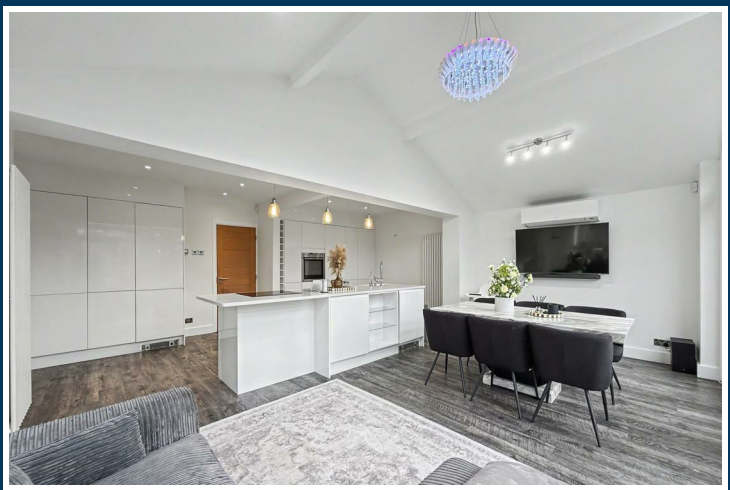
LIVING/DINING KITCHEN
21'2" x 20'2" (6.45m x 6.15m)
With clearly defined areas and planned to incorporate:

KITCHEN
Fitted with a range of high gloss white units and matching centre island/breakfast bar with quartz work surfaces and undermount 1½ bowl ceramic sink with mixer tap and instant hot water tap. Integrated appliances include an electric fan oven/grill, four ring induction hob, larder fridge, larder freezer and dishwasher. Wood effect flooring. Recessed LED lighting. Two contemporary vertical radiators.

LIVING/DINING AREA
Provision for a wall mounted flatscreen television. Three sets of timber framed double glazed French windows set within a double glazed gable to the lawned rear gardens. PVCu double glazed French windows to the stone paved rear terrace. Wood effect flooring. Wall mounted air-conditioning unit.

REAR PORCH
Cloaks cupboard with hanging rail and shelving. PVCu opaque double glazed/panelled door to the rear. Access to the attached garage. Wood effect/tiled flooring. Recessed LED lighting. Radiator











SECONDARY KITCHEN/UTILITY
15'9" x 6' (4.80m x 1.83m)
Fitted with high gloss white wall and base units beneath granite effect heat resistant work-surfaces and inset double bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric oven/grill, four ring gas hob with stainless steel chimney cooker hood above. Recess for an automatic washing machine and tumble dryer. PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting. Radiator.

FIRST FLOOR

LANDING
Loft access hatch. Recessed LED lighting. Contemporary radiator.

BEDROOM ONE
16'6" x 10'10" (5.03m x 3.30m)
Provision for a wall mounted flatscreen television. PVCu double glazed French windows with integrated blinds to the Juliet balcony with glass balustrade. Ample space for free standing furniture. Coved cornice. Contemporary radiator.

EN SUITE BATHROOM/WC
10'11" x 6'4" (3.33m x 1.93m)
Fitted with a white/chrome suite comprising free standing oval bath with wall mounted mixer/shower tap, wide vanity wash basin with illuminated/mirror fronted cabinet above and WC with concealed cistern. Opaque PVCu double glazed window to the front. Light grey tiles to the walls and floor incorporating recessed shelving and underfloor heating. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

BEDROOM TWO
10'2" x 10'2" (3.10m x 3.10m)
Built-in storage cupboard. PVCu double glazed window to the rear. Coved cornice. Radiator.

EN SUITE SHOWER ROOM/WC
6'2" x 5'5" (1.88m x 1.65m)
Fully tiled and fitted with a white/chrome vanity wash basin with mixer tap and 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. Extractor fan. Underfloor heating and chrome heated towel rail.

BEDROOM THREE
12'5" x 9'9" (3.78m x 2.97m)
PVCu double glazed window to the front. Coved cornice. Radiator.

BEDROOM FOUR
9'9" x 5'4" (2.97m x 1.63m)
Built-in wardrobes containing hanging rails and shelving. PVCu double glazed window to the rear. Coved cornice. Radiator.

FAMILY BATHROOM/WC
7'8" x 5'6" (2.34m x 1.68m)
White/chrome panelled bath with electric shower and screen above, semi recessed vanity wash basin with mixer tap and low-level WC with concealed cistern all set within tiled surrounds. Opaque PVCu double glazed window to the side. Laminate wood flooring. Shaver point. Chrome heated towel rail/radiator.

OUTSIDE

ATTACHED DOUBLE GARAGE
15'9" x 11'5" (4.80m x 3.48m)
Remotely operated roller door. Concealed wall mounted gas central heating boiler and pressurised hot water system. Recessed LED lighting. Power supply.

EV charging point.

SERVICES
All mains services are connected.

POSSESSION
Vacant possession upon completion.

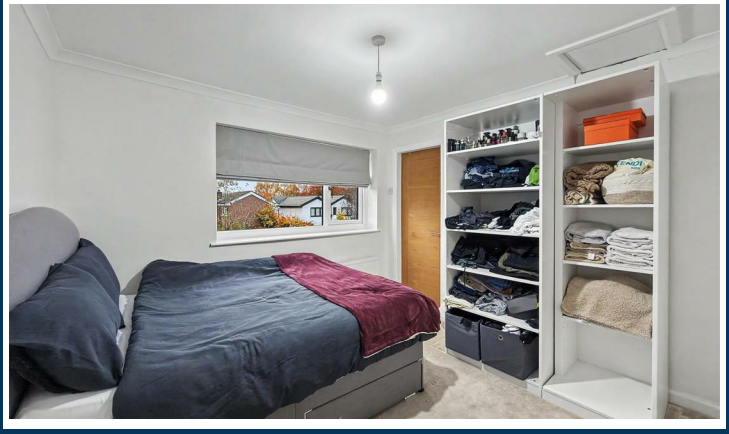
TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX
Band F.

NOTE
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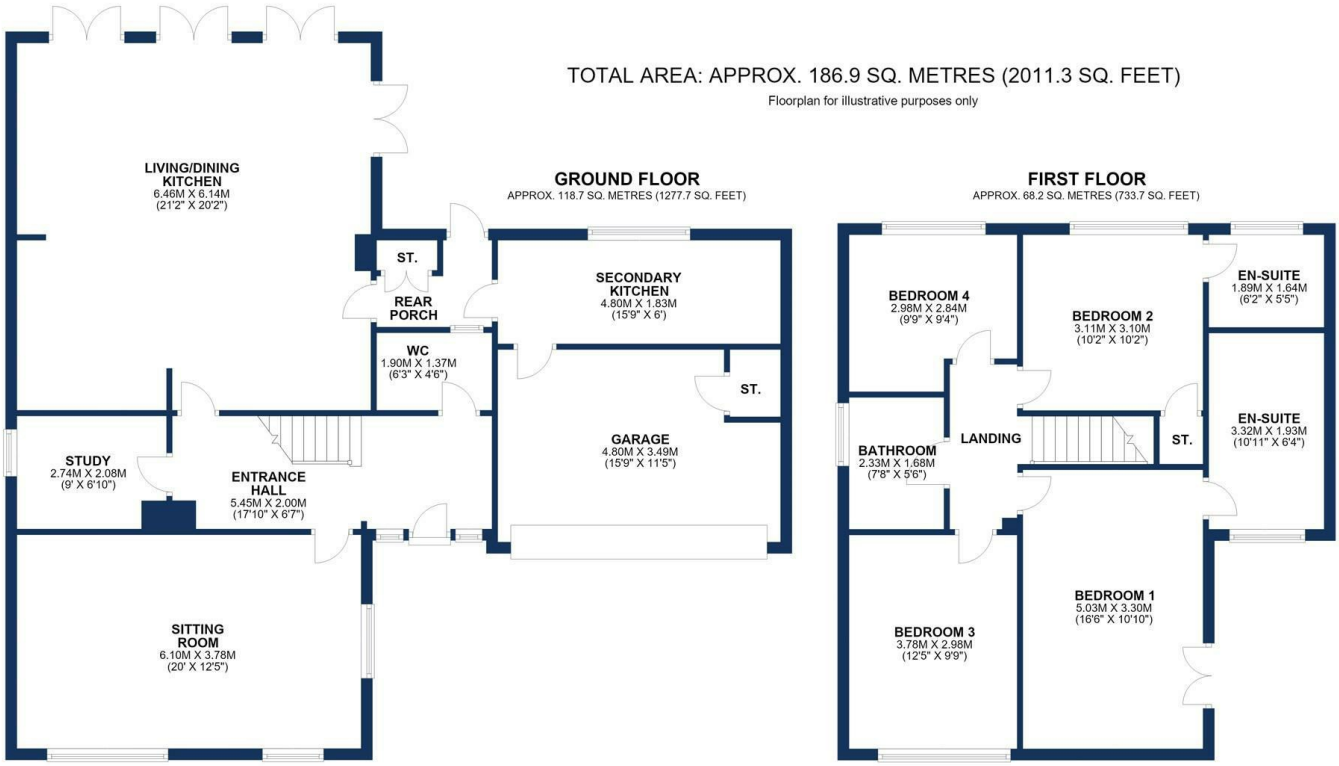




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TOTAL AREA: APPROX. 186.9 SQ. METRES (2011.3 SQ. FEET)

Floorplan 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