



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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## 2 Carlton Road

Hale, Altrincham, WA15 8RJ



£1,395,000

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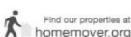


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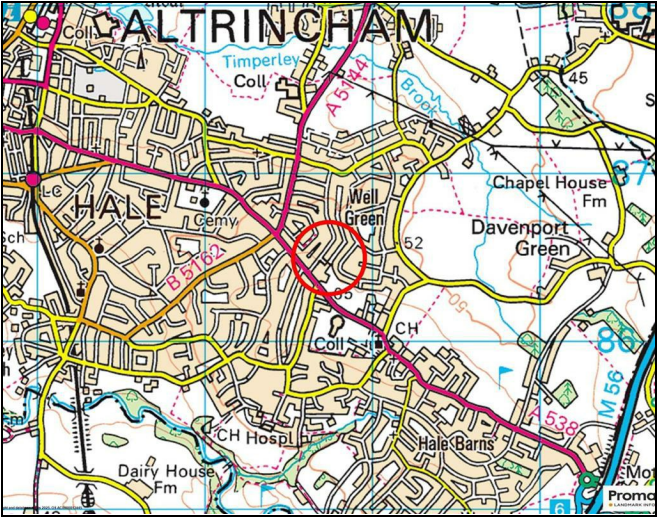
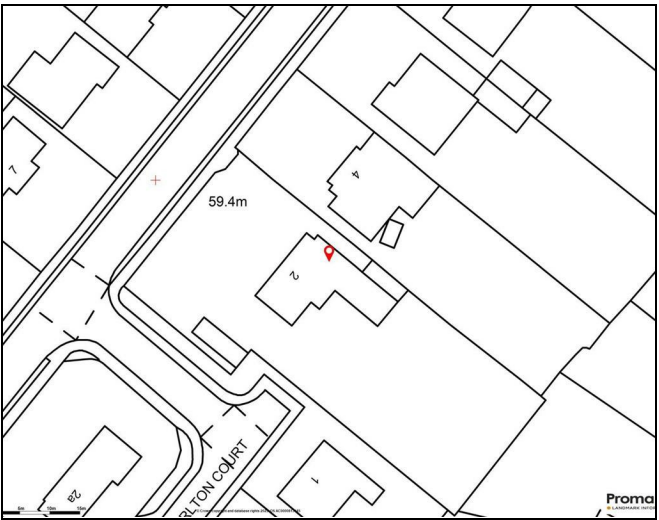
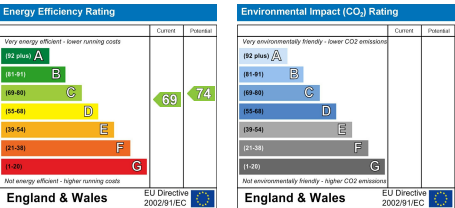


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# energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A SUPERBLY PROPORTIONED AND EXTENDED DETACHED FAMILY HOME STANDING ON A BEAUTIFUL, MATURE 0.43 ACRE GARDEN PLOT, LOCATED IN THIS DESIRABLE NEIGHBOURHOOD, CLOSE TO BOTH HALE AND HALE BARNES VILLAGE CENTRES. 3383 SQFT

Entrance Porch. Hall. WC. Lounge. Dining Room. Sitting Room. 450sqft Family Room and Dining Kitchen. Utility Room. Four Bedrooms. Loft Room. Two Bath/Shower Rooms. Carriage Driveway. Amazing Garden.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

A superbly proportioned, traditional Detached Family Home standing on a wonderful, mature Garden plot extending to approximately 0.43 of an acre, making it almost certainly one of the largest Garden plots on this desirable road, located approximately mid way between Hale and Hale Barns Village centres.

The nature and size of the plot renders the property to be suitable for extending further subject to any necessary consents.

The property extends to approximately 3000 square feet including a useful Loft Room, and in addition to a double length Detached Tandem Garage.  
The family accommodation is well balanced with Three Reception Rooms to the Ground Floor, in addition to a 450 square foot open plan Family Room and Breakfast Kitchen with large Utility Room off.

To the First Floor are Four Double Bedrooms served by Two Bath/Shower Rooms including a Principal Bedroom Suite with Bedroom, Walk-in-Wardrobe and En Suite Bathroom.

A useful Loft Room approached via a permanent ladder staircase provides an occasional Fifth Bedroom.

Externally a sweeping, in-and-out carriage Driveway provides extensive parking and leads to the Garage, whilst to the Gardens really are beautiful, well stocked and screened to the front and laid to large patios and a substantial area of lawn to the rear, delightful aspects of which can be enjoyed from all of the Principal Rooms.

There is a particularly appealing enclosed patio terrace accessed via the Family Room and Breakfast Kitchen.

Comprising:

Entrance Porch.

Hall with wood-finish flooring and staircase rising to the First Floor.

Ground Floor WC.

Lounge. A delightful through room accessed via the adjacent Dining Room with windows to three elevations and French doors onto the Gardens. Fireplace feature.

Dining Room with wood-finish flooring and with two windows overlooking the Gardens. Fireplace feature.

Sitting Room with bay window to the front.

Open Plan 450 square foot Family Room and Dining Kitchen, with tiled flooring throughout and the Family Room area having wide windows and French doors giving access to an enjoying aspects of the Gardens.

The Kitchen Area is fitted with an extensive range of wood fronted units with a central island unit and integrated appliances to include a double oven, combination microwave, halogen hob and extractor fan and. Further built-in dishwasher and freestanding, American-style fridge freezer which maybe available to the incoming purchaser subject to further negotiation.

A door off the Kitchen leads to a large, comprehensively fitted Utility Room with front and rear access and space for washing machine and dryer.  
First Floor Landing with window to the front and doors to the Bedroom Accommodation.

Principal Bedroom One with windows overlooking the Gardens and a high-vaulted ceiling with inset skylight window.

Large walk-in wardrobe and a full En Suite Bathroom with two, double glazed, Velux skylight windows and a white suite providing a double-ended bath, His & Her wash hand basin with toiletry cupboards below, WC, bidet and enclosed shower cubicle.

Bedroom Two with window to the front and built-in wardrobes.

Bedroom Three overlooking the rear Garden.

Bedroom Four with window to the rear and is currently utilised as a Home Study.

These Bedrooms are served by the Family Shower Room with a modern white suite with chrome fittings and window to the side. Separate WC.

The Loft Room is approached via a permanent ladder staircase with a dormer window overlooking the rear Garden. Further skylight window and extensive under eaves storage space.

This completes a wonderful Family Home on an amazing plot in a great location.

- Freehold
- Council Tax band G

