



35 EGERTON DRIVE | HALE

OFFERS IN THE REGION OF £800,000

A beautifully presented and superbly proportioned detached family home in a sought after cul de sac location. The accommodation briefly comprises enclosed porch, entrance hall with storage cupboard and cloakroom/WC, living room to one side plus separate sitting room to the other whilst to the rear there is a full width impressive open plan dining kitchen overlooking the rear garden and with access onto the rear conservatory. To the first floor there are four well proportioned bedrooms one of which benefits from an en-suite shower room/WC and the accommodation is completed by the family bathroom/WC. The driveway to the front provides off road parking and there is access to the side and rear where there is a patio seating area with delightful lawned gardens which extend to the side with well stocked flowerbeds and fence borders. Viewing is highly recommended to appreciate the accommodation on offer.

POSTCODE: WA15 8EF

DESCRIPTION

This extended detached family home forms part of a highly favoured location containing houses of similar age and varying design to create an attractive setting. A little over a mile away is the village of Hale with its range of fashionable restaurants, individual shops and railway station providing a commuter service into Manchester. Altrincham town centre is a little further distant.

The property has been extended over the years to create superbly proportioned accommodation presented to a high standard and viewing is highly recommended.

The accommodation is approached via an enclosed porch leading onto the welcoming entrance hall with original leaded and stained glass windows and with separate cloaks cupboard and access to the cloakroom/WC. The double fronted accommodation provides a large living room to one side with a focal point of a log burner set upon a tiled hearth and flanked by leaded and stained glass windows. To the other side is a separate sitting room whilst to the rear is a full width extended dining kitchen fitted with quality units complete with breakfast bar and with doors leading onto the rear conservatory. From the conservatory there is access to the attractive gardens.

To the first floor there is a guest bedroom with en-suite shower room/WC and there are three further well proportioned bedrooms serviced by the family bathroom/WC fitted with a modern white suite with chrome fittings.

Externally to the front of the property the stone driveway provides off road parking and has mature hedge and fence borders and there is access to the side. To the side and rear is a patio seating areas with delightful lawned gardens beyond with well stocked flowerbeds.

Viewing is highly recommended to appreciate the proportions of accommodation on offer.

GROUND FLOOR

ENCLOSED PORCH

Composite front door. Tiled floor.

ENTRANCE HALL

Leaded and stained effect glass panelled double glazed door. Original leaded and stained glass surround. Cloaks cupboard with opaque PVCu double glazed window to the front. Spindle balustrade staircase to first floor. Radiator. Natural wood flooring.

CLOAKROOM

With WC and wash hand basin. Tiled splashback and tiled floor.

LIVING ROOM

18'0" x 11'10" (5.49m x 3.61m)

With a focal point of a log burner set upon a tiled hearth flanked by leaded and stained glass windows. PVCu double glazed window to the front with plantation shutters. Radiator. Television aerial point. Telephone point.

DINING KITCHEN

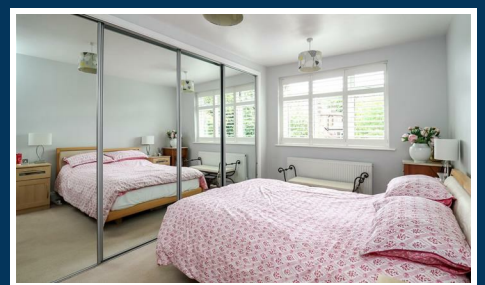
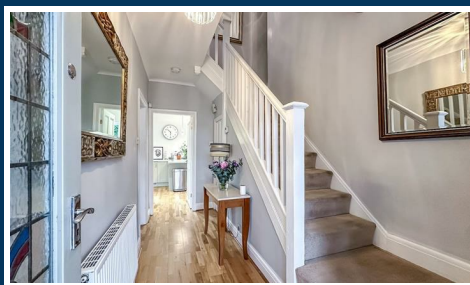
28'8" x 10'11" (8.74m x 3.33m)

Fitted with a comprehensive range of wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer plus breakfast bar. Integrated appliances by AEG include an oven/grill plus separate microwave oven and five ring gas hob with stainless steel extractor hood. AEG dishwasher. Space for American style fridge freezer. Integrated washing machine and dryer. Recessed low voltage lighting. Two PVCu double glazed windows overlooking the rear garden and one to the side. Ample space for dining suite. Natural wood flooring. Radiator. Sliding doors to:

CONSERVATORY

9'7" x 8'8" (2.92m x 2.64m)

PVCu double glazed double doors provide access to the rear garden. Tiled floor.



SITTING ROOM

14'11" x 9'10" (4.55m x 3.00m)

PVCu double glazed window to the front with plantation shutters. Storage cupboard housing combination gas central heating boiler. Radiator.

LANDING

BEDROOM 1

13'11" x 11'4" (4.24m x 3.45m)

With PVCu double glazed bay window to the front with plantation shutters. Radiator.

BEDROOM 2

15'1" x 10'11" (4.60m x 3.33m)

With PVCu double glazed window to the front with plantation shutters. Mirror fronted fitted wardrobes. Radiator.

EN-SUITE

6'9" x 5'3" (2.06m x 1.60m)

With tiled shower cubicle, wash hand basin and WC. Opaque PVCu double glazed window to the side. Tiled walls. Chrome heated towel rail. Recessed low voltage lighting.

BEDROOM 3

14'2" x 11'3" (4.32m x 3.43m)

PVCu double glazed window to the rear with plantation shutters. Mirror fronted fitted wardrobes. Radiator.

BEDROOM 4

7'8" x 7'7" (2.34m x 2.31m)

PVCu double glazed window to the front with plantation shutters. Radiator.

BATHROOM

10'8" x 7'6" (3.25m x 2.29m)

Fitted with a contemporary white suite with chrome fittings comprising bath, walk in shower enclosure, vanity wash basin and WC. Chrome heated towel rail. Two opaque PVCu double glazed windows to the side. Half tiled walls.

OUTSIDE

To the front of the property the stone driveway provides off road parking with mature hedge and fence borders and there is access to the side. Immediately to the side and rear is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds with fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

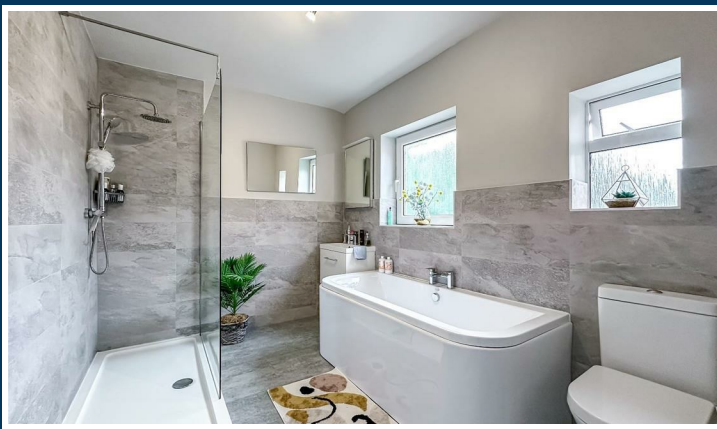
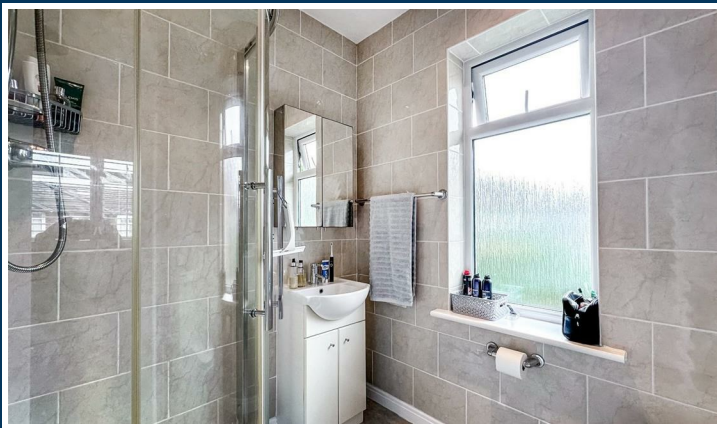
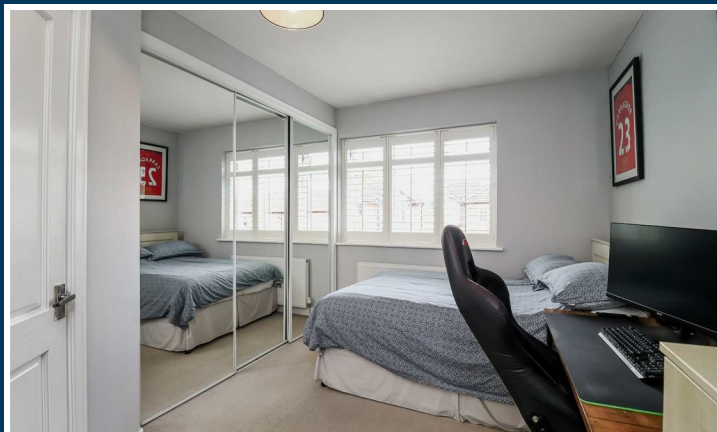
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TENURE

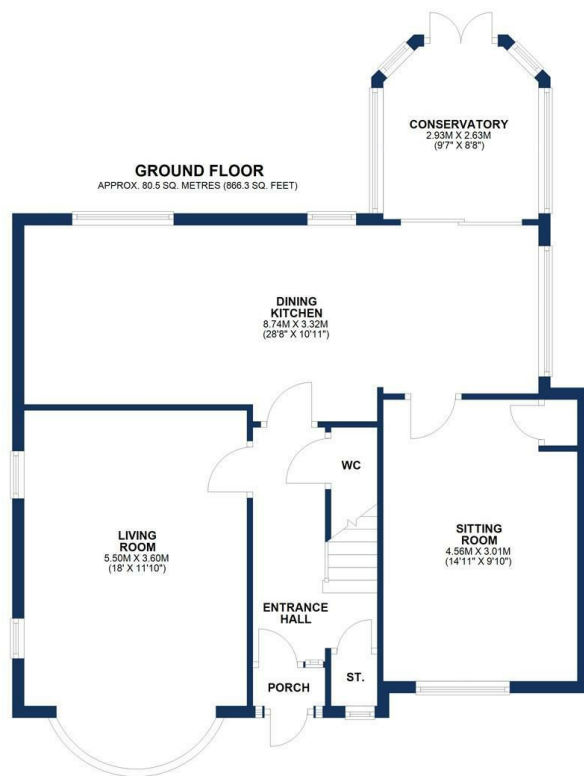
We are informed the property is Freehold. This should be verified by your Solicitor.

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. 144.8 SQ. METRES (1559.0 SQ. FEET)
Floorplan for illustrative purposes only



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