



6 QUEENS ROAD | HALE

£1,200,000

NO ONWARD CHAIN An exceptional semi-detached family home which has been extended to provide superbly proportioned living space presented to a high standard. The accommodation briefly comprises recessed porch, welcoming entrance hall with cloakroom/WC, bay fronted sitting room, impressive open plan living/dining kitchen complete with central island with breakfast bar and with doors to the side and rear gardens. To the first floor there is a principal suite plus 3 further double bedrooms serviced by the family bathroom/WC and the loft has been converted to create a 5th bedroom with adjacent en-suite shower room/WC. The cellars have also been converted to provide a hallway with fitted storage area plus adjacent utility room and a large playroom/office. There is ample off road parking to the front and side and there is a detached garage to the rear. The rear gardens incorporate a patio seating area with delightful lawns beyond. Viewing is highly recommended to appreciate the proportions of the accommodation on offer.

POSTCODE: WA15 9HF

DESCRIPTION

This traditional semi-detached family home has been extended in recent years to provide superbly proportioned accommodation presented to a high standard and ideally positioned. The property lies within the catchment area of highly regarded primary and secondary schools and with Stamford Park Primary School close by. The property also lies within easy reach of Hale Village Centre and Altrincham town Centre.

The accommodation is approached by a recessed porch which leads on to a large welcoming entrance hall with natural wood flooring and access to the cloakroom/WC. Positioned to the front of the property is a bay fronted sitting room with a focal point of a solid fuel burner with hearth whilst to the rear is an impressive open plan living/dining kitchen. This open plan space is complete with central island with breakfast bar and with doors leading on to the patio seating area with lawned gardens beyond and also leading on to the side driveway. The cellar has also been converted to provide a large hallway with storage space and adjacent utility room and a superb playroom or home office.

To the first floor there is a principal suite with double bedroom with fitted wardrobes and an adjacent en-suite shower room/WC. There are 3 further excellent bedrooms all serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings. The loft has also been converted to create a fifth bedroom again with an en-suite with shower/WC.

Externally to the front of the property the drive provides off-road parking and has adjacent lawned gardens and there is gated access to the rear. There is also the benefit of an EV charger point. The gardens to the rear incorporate a patio seating area accessed by the open plan living space with delightful lawned gardens beyond. The property also benefits from a detached brick built garage at the rear.

A superb family home in an ideal location and viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

13'1" x 9'8" (3.99m x 2.95m)

With original leaded and stained glass panelled front door. Leaded and stained glass window to the side. Natural wood flooring. Ceiling cornice. Radiator. Spindle bannister staircase to first floor. Stairway to converted cellar.

SITTING ROOM

13'7" x 13'0" (4.14m x 3.96m)

With a focal point of a solid fuel stove set upon a hearth. PVCu double glazed bay window to the front. Fitted storage and shelving. Ceiling cornice. Natural wood flooring. Radiator.

OPEN PLAN LIVING/DINING KITCHEN COMPRISING

29'6" x 23'8" (8.99m x 7.21m)

KITCHEN

Fitted with a comprehensive range of wall and base units with work surface over incorporating a twin bowl sink unit. Central island with breakfast bar with additional storage plus sink. Space for Range oven and American style fridge freezer. Integrated Bosch dishwasher. PVCu double glazed windows to the rear and side. Door to the side. Natural wood flooring. Recessed low voltage lighting. Radiator.

LIVING/DINING AREA

Ample space for living and dining suites. Natural wood flooring. Bi folding doors to the rear patio with lawned gardens beyond. Two radiators. Recessed low voltage lighting. Television/data point. Lantern light.

CLOAKROOM

With WC and vanity wash basin. Natural wood flooring. Opaque PVCu double glazed window to the front. Extractor fan.

CELLARS

HALLWAY

9'8" x 9'7" (2.95m x 2.92m)

With storage cupboard housing the Worcester combination gas central heating boiler. Additional storage housing the hot water system. Telephone point. Radiator.

PLAYROOM/OFFICE

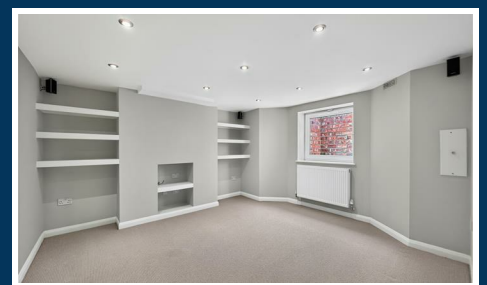
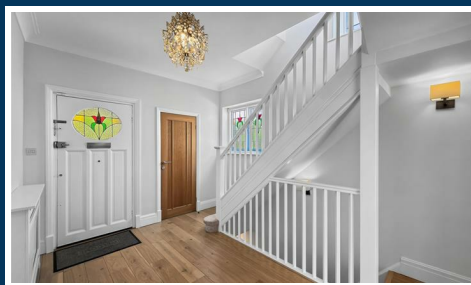
13'2" x 12'8" (4.01m x 3.86m)

With PVCu double glazed window to the front. Radiator. Recessed low voltage lighting.

UTILITY

6'6" x 5'2" (1.98m x 1.57m)

With work surface with wash hand basin and plumbing for washing machine and space for drier beneath. Recessed low voltage lighting. Extractor fan. Tiled floor and splashback. Fitted storage cupboard.



FIRST FLOOR

LANDING

With opaque leaded and stained glass window to the side. Under stairs storage cupboard. Spindle balustrade staircase to second floor. Radiator.

BEDROOM 1

19' 9" x 13' 1" (5.79m x 3.99m)

With PVCu double glazed window to the front. Fitted wardrobe. Television aerial point. Radiator.

EN SUITE

7' 9" x 4' 7" (2.36m x 1.40m)

With a white suite with chrome fittings comprising tiled shower enclosure, vanity wash basin and WC. Chrome heated towel rail. Tiled splashback. Tiled floor. Recessed low voltage lighting. Extractor fan.

BEDROOM 2

13' 9" x 10' 2" (3.96m x 3.10m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 3

13' 0" x 10' 0" (3.96m x 3.05m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 5

10' 2" x 8' 5" (3.10m x 2.57m)

PVCu double glazed window to the front. Radiator.

BATHROOM

11' 1" x 5' 8" (3.38m x 1.73m)

Fitted with contemporary white suite with chrome fittings comprising bath with mains shower over, vanity wash basin and WC. Chrome heated towel rail. Tiled splashback. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan.

SECOND FLOOR

LANDING

STORE ROOM

8' 2" x 6' 0" (2.49m x 1.83m)

BEDROOM 4

11' 5" x 9' 4" (3.48m x 2.74m x 1.22m)

With PVCu double glazed window to the rear. Radiator. Television aerial point.

EN SUITE

8' 3" x 4' 1" (2.51m x 1.24m)

With a white suite with chrome fittings comprising tiled shower cubicle, vanity wash basin and WC. Chrome heated towel rail. Tiled floor and splashback. Recessed low voltage lighting. Extractor fan.

OUTSIDE

GARAGE

18' 8" x 9' 1" (5.69m x 2.77m)

A detached brick built garage with up and over door to the front plus door and window to the side. Light and power.

To the front of the property the drive provides off road parking and has adjacent lawned gardens plus access to an EV charger point and gated access to the rear.

To the rear the gardens incorporate a patio seating area with delightful lawned gardens beyond. Water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

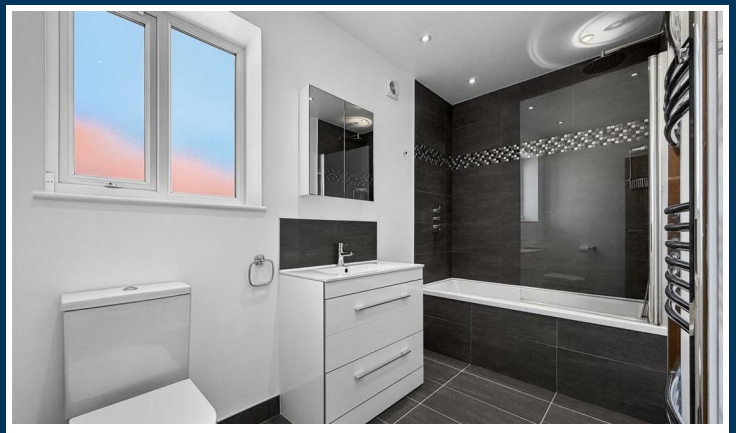
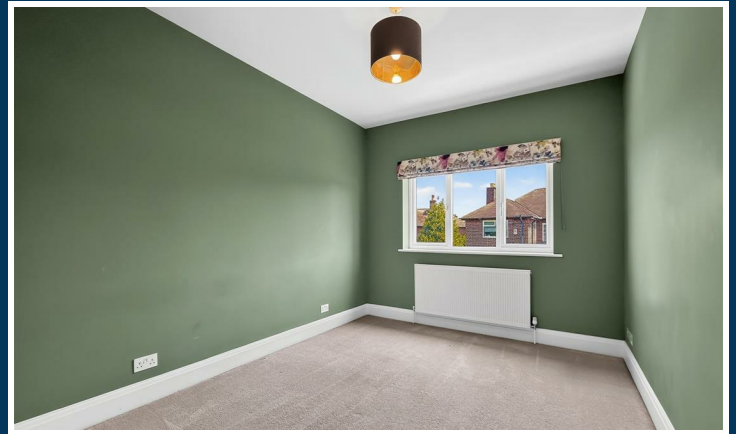
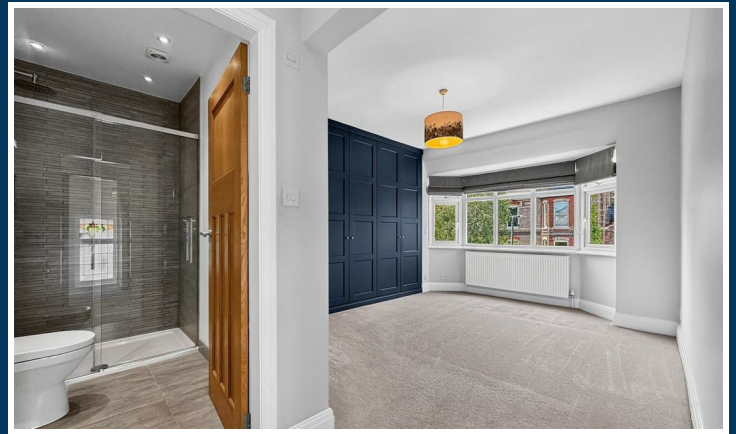
Trafford Band "E"

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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