IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

9 DELAHAYS ROAD | HALE

£725,000

NO ONWARD CHAIN

A substantially extended and replanned semi detached family house with stunning open plan living space and westerly facing landscaped rear gardens. Approximately 1,600 sq ft (148 sq m). The beautifully presented accommodation briefly comprises covered porch, wide entrance hall, sitting room, living/dining kitchen with bi-folding windows to the decked rear terrace, utility room, home office, cloakroom/WC, three first floor double bedrooms and luxurious bathroom/WC. Gas fired central heating and double glazing throughout. Driveway providing off road parking. Gardens laid mainly to lawn with a high degree of privacy. Sought after location approximately one mile from the village of Hale.

POSTCODE: WA15 8DS

DESCRIPTION

This attractive gable fronted family house features tall bay windows and partially rendered elevations and the current owners have substantially extended the property to create a stunning open-plan living space which needs to be seen to be appreciated. The generously proportioned interior retains much of its original character and charm, including decorative mouldings and high ceilings, complemented by modern enhancements such as gas fired central heating and PVCu double glazing.

The accommodation has been refurbished throughout and is approached beyond a wide reception hall with spindle balustrade staircase rising to the first floor and two independent sets of double opening glazed doors leading to both the formal sitting room and living/dining kitchen. Furthermore, Amtico wood effect flooring continues seamlessly throughout the majority of the ground floor. The elegant sitting room is centred around an impressive stone fireplace surround with cast iron grate and fitted dresser/media units flank both sides of the chimney breast. Forming part of the extension is an outstanding open-plan living space with multiple sets of bi-folding windows opening onto the full width composite decked terrace, which is ideal for entertaining during the summer months. The kitchen is fitted with contemporary high gloss units and a matching central island alongside a full range of integrated Siemens appliances. There is ample space for a considerable dining suite and the adjoining living area has been thoughtfully designed to incorporate a remarkable media wall with remotely operated flame/log effect electric fire. The adjoining utility room has provision for additional appliances and the home office may prove invaluable for those who choose to work from home. Completing the ground floor is a a well-appointed cloakroom/WC.

At first floor level the spacious primary bedroom benefits from a range of fitted furniture. There are two further double bedrooms and a luxurious family bathroom/WC.

Externally, a gravel driveway provides off-road parking and the private rear gardens have been landscaped to include the aforementioned decked terrace with glazed balustrade and steps down to expanse of lawn with raised flower beds and a variety of mature trees. Importantly, with a westerly aspect to allow enjoyment of the sunshine throughout the afternoon and into the evening.

Delahays Road is predominantly lined with traditional semi-detached homes, set well back from the carriageway within established surroundings that combine to create a delightful and highly desirable setting. The location is particularly sought after, being approximately one mile from the centre of Hale, with its range of individual shops, fashionable restaurants and railway station and lies within the catchment area of highly regarded primary and secondary schools. A little further is Altrincham town centre, renowned for its popular Market Hall, which offers a variety of independent retailers and informal dining options, together with the Metrolink station providing a convenient commuter service into Manchester. The area is also ideally positioned for easy access to the surrounding motorway network.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Opaque leaded light effect/panelled hardwood front door. External light point.

ENTRANCE HALL

11'8" x 9'7" (3.56m x 2.92m)

Turned spindle balustrade staircase to the first floor. Under-stair storage cupboard with space for hanging coats and jackets. Amtico wood effect flooring. Recessed LED lighting. Radiator. Double opening glazed doors to:

SITTING ROOM

14'9" x 10'10" (4.50m x 3.30m)

Open fire with stone surround and cast iron grate set upon a tiled hearth. Fitted dresser/media units flanking both sides of the chimney breast. PVCu double glazed bay window with leaded effect top-light to the front. Recessed LED lighting. Coved cornice. Radiator.

LIVING/DINING KITCHEN

26'11" x 23'3" (8.20m x 7.09m)

Planned to incorporate:

LIVING AREA

Built-in media unit with recess for a flat screen television and sound bar flanked by shelving to both sides and remotely operated flame/log effect electric fire beneath. Amtico wood effect flooring. Recessed LED lighting. Radiator.

DINING AREA

Two independent set of double glazed bi-folding windows to the decked rear terrace. Four velux windows. Amtico wood effect flooring. Recessed LED lighting. Two contemporary vertical radiators.

KITCHEN

Fitted with a range of high gloss wall and base units beneath wood effect heat resistant work-surfaces and inset 1½ bowl stainless steel drainer sink with mixer tap. Matching central island with breakfast bar. Integrated Siemens appliances include an electric fan oven/grill, combination microwave/oven/grill, warming drawer, four ring induction hob, fridge/freezer and dishwasher. Amtico wood effect flooring. Recessed LED lighting.

UTILITY ROOM
14' x 6'4" (4.27m x 1.93m)
White base units beneath marble effect heat resistant work-surfaces/up-stands and inset stainless steel drainer sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Wall mounted gas central heating boiler. Double glazed bi-folding windows to the decked rear terrace. Amtico wood effect flooring. Velux window. Recessed LED lighting. Extractor fan. Radiator.

HOME OFFICE
11'6" x 6'4" (3.51m x 1.93m)
PVCu double glazed window to the front. Velux window. Amtico wood effect flooring. Recessed LED lighting. Radiator.

CLOAKROOM/WC
White/chrome vanity wash basin with mixer tap and WC with concealed cistern. Opaque PVCu double glazed window to the front. Amtico wood effect flooring. Recessed LED lighting. Panelled effect walls and dado rail. Extractor fan. Radiator.

FIRST FLOOR

LANDING
Leaded effect PVCu double glazed window at half landing level. Leaded effect PVCu double glazed window to the front. Linen closet with shelving. Access to the partially boarded loft space via a retractable ladder. Recessed LED lighting.

BEDROOM ONE
14'9" x 13'1" (4.50m x 3.99m)
Fitted with a four door range of wardrobes containing double hanging rails and flanking a matching chest of drawers with cupboards above. PVCu double glazed window to the rear. Recessed LED lighting. Cornice. Radiator.

BEDROOM TWO
11'5" x 10'10" (3.48m x 3.30m)
PVCu double glazed bay window with leaded effect top-light to the front. Recessed LED lighting. Cornice. Picture rail Radiator.

BEDROOM THREE
9'8" x 8'1" (2.95m x 2.46m)
PVCu double glazed window to the rear. Recessed LED lighting. Cornice. Radiator.

BATHROOM/WC
8'8" x 6' (2.64m x 1.83m)
Fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic rain shower, handheld attachment and screen above, Wall mounted vanity wash basin with mixer tap and low-level WC. All set within tiled surrounds. Opaque PVCu double glazed window to the side. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

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 E.

NOTE
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

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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