



**GRANGE END 219 HALE ROAD | HALE**

**OFFERS IN THE REGION OF £1,150,000**

A beautifully presented semi detached family house with superb open plan living space and mature landscaped grounds extending to approximately ¼ of an acre. The generously proportioned accommodation (3,033sqft/282sqm) briefly comprises recessed porch, entrance hall, living room, garden room, sitting room, dining room, fitted kitchen, utility room, WC, five double bedrooms, en suite shower room/WC, family shower room/WC and separate WC. Gas fired central heating and double glazing. Detached games room. Ample off road parking accessed off Hale Road via Grange Avenue. EV charging point. South facing gardens laid mainly to lawn and paved rear terrace. Ideal location approximately half a mile from the village of Hale.

POSTCODE: WA15 8DL

## DESCRIPTION

Inspired by the Arts and Crafts movement and constructed circa 1912, this attractive double fronted semi detached family house features partially rendered elevations complemented by gables with intricate brick work and forms part of a highly favoured locality, developed mainly with individually designed properties standing within mature tree lined grounds.

The landscaped gardens are certainly a feature and incorporates a paved rear terrace which is ideal for entertaining during the summer months. The site extends to approximately ¼ of an acre and includes an expanse of lawn surrounded by well stocked borders. Importantly with a high degree of privacy and southerly aspect to enjoy the sunshine throughout the day.

The beautifully presented interior is approached beyond a substantial recessed porch and stunning entrance hall with poured terrazzo flooring and galleried landing above. To one side is the spacious living room with inglenook fireplace and an adjacent naturally light garden room enjoys delightful views over the grounds. The elegant bay fronted sitting room opens onto a formal dining room with reclaimed parquet flooring and French windows to the aforementioned paved rear terrace. The adjoining kitchen is fitted with Shaker style units enhanced by polished granite work surfaces and there is a useful utility room with the continuation of the kitchen cabinetry and separate WC.

At first floor level there are five excellent double bedrooms including a guest suite comprising dual aspect bedroom and fully tiled shower room/WC. The luxurious family shower room/WC is fitted with a contemporary white suite and includes a full depth walk-in shower plus underfloor heating. Completing the accommodation is a separate WC.

Gas fired central heating has been installed together with double glazing.

Externally the detached tandem garage has been converted to create a superb games room with space for both a pool table and table tennis table. In addition, there is electric heating and access to the boarded loft storage area.

The driveway, accessed off Hale Road via Grange Avenue, provides ample off road parking and is equipped with an EV charging point.

The location is highly sought after being approximately a ½ mile distance from the centre of Hale with its range of individual shops, fashionable restaurants and train station and 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 the area is well placed for the surrounding network of motorways.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

Small paned/panelled hardwood front door flanked by a leaded light timber framed window. Tiled floor.

#### ENTRANCE HALL

14' x 12'8" (4.27m x 3.86m)

Fretted splat balustrade staircase to the first floor. Cloaks area with leaded light timber framed window to the front and space for hanging coats and jackets. Under-stair storage cupboard. Poured terrazzo flooring. Period style radiator.

#### LIVING ROOM

22'1" x 17'7" (6.73m x 5.36m)

Inglenook fireplace with remotely operated coal effect/living flame gas stove flanked by leaded light timber framed windows to the side and fitted seating. Timber framed double glazed bay window with leaded top lights to the front. Natural wood flooring. Panelled dado. Two period style radiators.

#### GARDEN ROOM

13'4" x 10'11" (4.06m x 3.33m)

Timber framed double glazed French windows to the gardens. Timber framed double glazed bay window with leaded top lights to the front, side and rear. Decorative tiled floor. Period style radiator.

#### SITTING ROOM

17'4" x 14'1" (5.28m x 4.29m)

Natural wood fireplace surround with remotely operated wood effect/living flame gas stove. Timber framed double glazed bay window with leaded top lights to the front. Cornice. Ceiling rose. Period style radiator. Wide opening to:

#### DINING ROOM

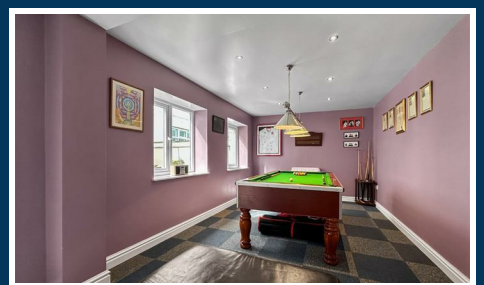
14'1" x 13'7" (4.29m x 4.14m)

Revealed brick fireplace with wood effect electric stove. Timber framed double glazed French windows set within matching side-screens/transom light to the rear terrace. Reclaimed parquet wood flooring. Cornice. Ceiling rose. Period style radiator.

#### KITCHEN

16'9" x 9'5" (5.11m x 2.87m)

Fitted with Shaker style wall and base units beneath polished granite work-surfaces/up-stands and under-mount ceramic sink with Franke boiling water tap. Recess for a range cooker with matching splash-back and wide stainless steel cooker hood above. Integrated dishwasher. Space for an American style fridge/freezer. Two leaded effect timber framed double glazed windows to the rear. Wood effect tiled floor. Recessed LED lighting. Period style vertical radiator.



## UTILITY ROOM

10' x 6'2" (3.05m x 1.88m)

Shaker style wall and base units beneath polished granite work-surfaces/up-stands. Recess for an automatic washing machine and tumble dryer. Leaded effect timber framed double glazed window to the side. Recessed LED lighting. Wood effect tiled floor.

## REAR HALL

PVCu double glazed door and matching side-screen to the rear. Tiled floor.

## WC

White/chrome wall mounted wash basin with mixer tap and WC with concealed cistern set within tiled surrounds. Concealed wall mounted gas central heating boiler. Opaque PVCu double glazed window to the rear. Tiled floor. Radiator.

## FIRST FLOOR

### LANDING

Galleried with fretted splat balustrade. Leaded light timber framed feature windows to the rear. Picture rail.

### BEDROOM ONE

14'5" x 13'7" (4.39m x 4.14m)

Built-in wardrobe with hanging rail. Leaded effect PVCu double glazed window to the front. Radiator.

### BEDROOM TWO

14' x 13'7" (4.27m x 4.14m)

Built-in cupboards with drawers beneath. Access to the boarded loft space via a retractable ladder. PVCu double glazed window to the rear. Picture rail. Radiator.

### BEDROOM THREE

18'6" x 13'7" (5.64m x 4.14m)

Airing cupboard housing a supplementary pressurised hot water cylinder. Leaded effect PVCu double glazed windows to the front and side. Picture rail. Radiator.

### EN SUITE SHOWER ROOM/WC

White/chrome wall mounted wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic shower. Leaded effect PVCu double glazed window to the side. Fully tiled. Recessed low-voltage lighting. Extractor fan. Chrome heated towel rail.

### BEDROOM FOUR

12'10" x 10'8" (3.91m x 3.25m)

Built-in wardrobe with hanging rail and additional storage. Leaded effect PVCu double glazed window to the front. Picture rail. Radiator.

### BEDROOM FIVE

13'9" x 9'5" (4.19m x 2.87m)

Currently used as an office. Leaded effect PVCu double glazed window to the side. Picture rail. Radiator.

### SHOWER ROOM/WC

9'9" x 6'7" (2.97m x 2.01m)

Fully tiled and fitted with a white/chrome wall mounted wash basin with mixer tap and cantilevered WC with concealed cistern. Full depth walk-in shower beyond a glass screen with thermostatic rain shower plus handheld attachment. Tall mirror fronted cabinet with shelving. Opaque PVCu double glazed window to the rear. Recessed LED lighting. Extractor fan. Electric underfloor heating. Radiator.

## WC

White/chrome wall mounted wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the rear. Decorative tiled floor.

## OUTSIDE

### DETACHED GAMES ROOM

40'10" x 10'3" (12.45m x 3.12m)

Originally planned as a tandem garage. Access to the boarded loft space via a folding ladder. Glazed/panelled timber framed double opening doors to the driveway. PVCu double glazed French windows to the rear terrace. Two PVCu double glazed windows. Recessed LED lighting. Two wall mounted electric heaters.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

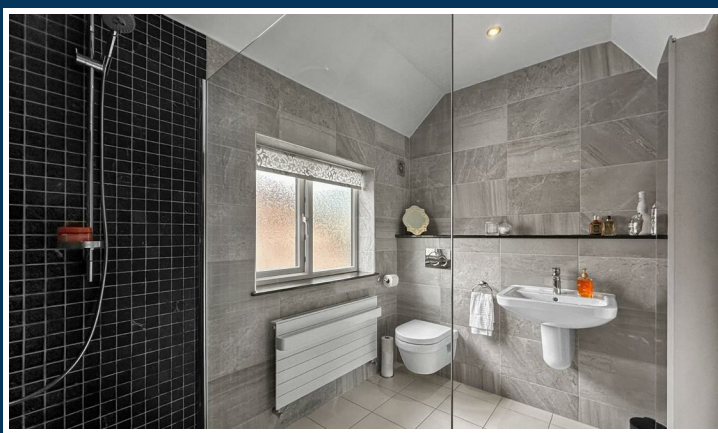
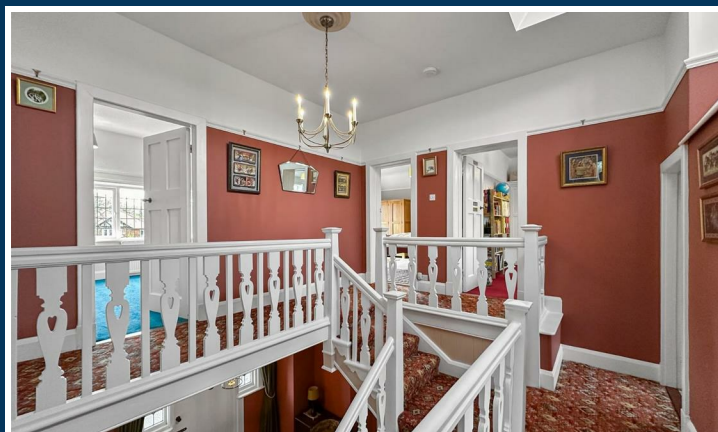
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

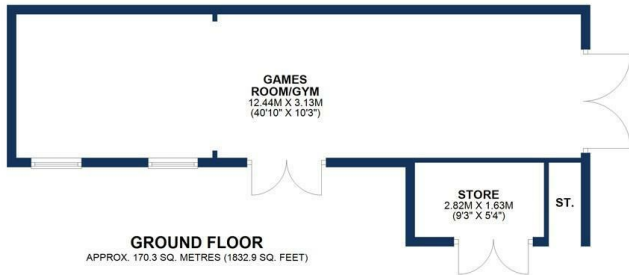
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## NOTE

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



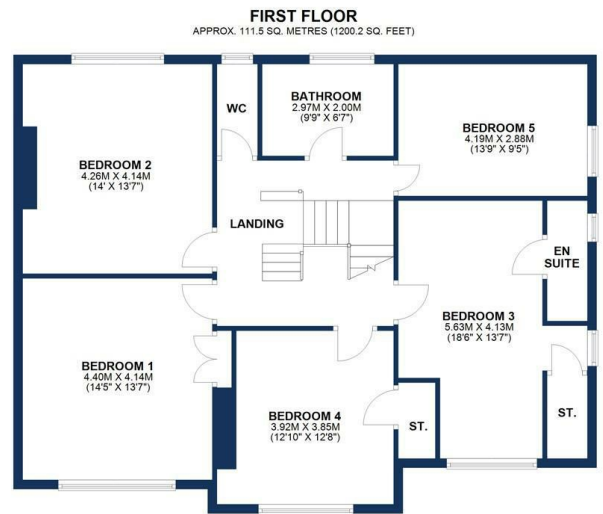
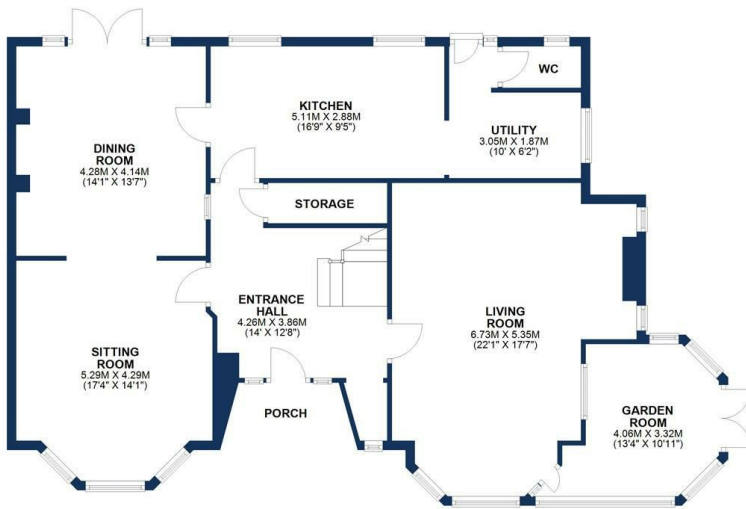
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**GROUND FLOOR**  
APPROX. 170.3 SQ. METRES (1832.9 SQ. FEET)

**TOTAL AREA: APPROX. 281.8 SQ. METRES (3033.1 SQ. FEET)**

Floorplan for illustrative purposes only



**FIRST FLOOR**  
APPROX. 111.5 SQ. METRES (1200.2 SQ. FEET)



**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