IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

123 HALE ROAD | HALE

£775,000

A replanned and refurbished Victorian terraced house with generous living space over four floors. Retaining the original character alongside modern enhancements. The superbly presented accommodation briefly comprises covered porch, wide entrance hall, sitting room, family room with French windows to the rear courtyard, open plan living/dining kitchen with bi-folding windows to the landscaped rear gardens. Lower ground floor including an en suite shower room to the main chamber, separate WC and utility. First floor primary bedroom with en suite shower room/WC, additional en suite bedroom, further double bedroom and luxurious family bathroom/WC. Two second floor double bedrooms. Gas fired central heating and PVCu double glazing. Driveway providing off road parking and low maintenance gardens.

POSTCODE: WA15 9HQ

DESCRIPTION

This attractive family house has recently been re-planned and refurbished to create generous living space with the benefit of quality fittings and needs to be seen to be appreciated. Constructed during the Victorian era to a traditional design in brick beneath a pitched slate roof with double height bay windows and a partially rendered gable, this substantial terraced property is arranged over four floors and occupies an ideal location approximately ½ a mile distance from the village of Hale with its range of interesting shops, restaurants and wine bars and railway station providing a commuter service into Manchester.

The accommodation retains much of the original character and charm with period features such as tall ceilings and decorative ceiling mouldings complemented by oak flooring seamlessly integrated into the staircases, beautifully appointed contemporary bathrooms and tasteful decor. Approached beyond a timber framed porch and sympathetically designed composite front door, the wide entrance hall leads onto a superbly proportioned sitting room which is ideal for formal entertaining. Toward the rear an open plan living/dining kitchen features a stunning curved wood burning stove alongside bi-folding windows which open onto the private landscaped gardens. In addition, there is a family room with cast iron fireplace and French windows also providing access to the rear courtyard.

To the lower ground floor and although not to current building regulations, there is a large main chamber with en suite shower room and separate WC. This level also benefits from a useful utility area.

At first level the impressive primary suite comprises generous double bedroom with sumptuous shower room/WC. There is a further bedroom currently used as a home office with well appointed en suite shower room/WC, additional double bedroom and luxurious family bathroom complete with freestanding bath and walk-in shower. There are also two spacious double bedrooms positioned on the second floor.

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

Externally to the front there is off road parking within the paved driveway whilst to the rear a private courtyard garden is arranged for ease of maintenance with gated access to Oak Road.

In conclusion, a fine individual property refurbished to a high standard and offering excellent living space within a highly favoured location.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH
Opaque double glazed/panelled woodgrain effect composite front door with matching transom light above. Quarry tiled floor. Exterior wall light point.

ENTRANCE HALL
Oak flooring. Oak staircase to the first floor. Concealed staircase to the lower ground floor. Cornice. Vertical radiator.

SITTING ROOM
17'2" x 12' (5.23m x 3.66m)
Currently used as a bedroom with PVCu double glazed bay window to the front. Oak flooring. Cornice. Two vertical radiators.

FAMILY ROOM
13'11" x 10'8" (4.24m x 3.25m)
PVCu double glazed French windows to the rear. Cast iron fireplace. Oak flooring. Cornice. Vertical radiator.

LIVING/DINING KITCHEN
32'4" x 11'4" (9.86m x 3.45m)
With the continuation of the oak flooring and planned to incorporate:

DINING KITCHEN
Fitted with a range of matching wall and base units beneath polished granite work-surfaces/up-stands and semi recessed twin bowl ceramic sink with mixer tap. Recess for a range cooker and space for an American style fridge freezer. Integrated dishwasher. Ample space for a dining suite. Provision for a wall mounted flatscreen television. PVCu double glazed window to the side. Recessed LED lighting. Vertical radiator. Spindle balustrade and steps down to:

LIVING AREA
Curved wood burning stove set upon a stone hearth. Aluminium double glazed bi-folding windows to the rear gardens. Aluminium double glazed window to the side. Recessed LED lighting. Vertical radiator.

LOWER GROUND FLOOR

HALLWAY
Tiled floor. Recessed LED lighting.

MAIN CHAMBER
16'11" x 12' (5.16m x 3.66m)
PVCu double glazed window to the front. Tiled floor. Recessed LED lighting. Radiator.

SHOWER ROOM
Wide panelled shower enclosure with thermostatic shower. White/chrome pedestal wash basin. Tiled walls and floor. Recessed low voltage lighting. Chrome heated towel rail.

WC
Fully tiled with a white/chrome pedestal wash basin and low-level WC. Recessed LED lighting.

UTILITY AREA
9'10" x 5'10" (3.00m x 1.78m)
Recess for an automatic washing machine. Wall mounted gas central heating boiler. Tiled floor.

FIRST FLOOR

LANDING
Oak staircase to the second floor. Oak flooring. Recessed LED lighting.

BEDROOM ONE
17'2" x 17'2" (5.23m x 5.23m)
PVCu double glazed bay window to the front. Oak flooring. Cornice. Vertical radiator.

EN SUITE SHOWER ROOM/WC
7'3" x 4'7" (2.21m x 1.40m)
White/chrome wall mounted wash basin with mixer tap and cantilevered WC with concealed cistern set within tiled surrounds. Walk-in tiled shower beyond a glass screen with thermostatic rain shower. Tiled floor. Recessed LED lighting. Extractor fan. Vertical radiator.

BEDROOM TWO
13'11" x 10'8" (4.24m x 3.25m)
PVCu double glazed window to the rear. Oak flooring. Cornice. Vertical radiator.

FAMILY BATHROOM/WC
10' x 8'1" (3.05m x 2.46m)
Fitted with a white/chrome suite comprising oval bath with wall mounted mixer tap, wall mounted wash basin with mixer tap and cantilevered WC with concealed cistern set within tiled surrounds. Walk-in tiled shower beyond a glass screen with thermostatic rain shower. Two opaque PVCu double glazed windows to the side. Tiled floor. Recessed LED lighting. Shaver point. Vertical radiator.

BEDROOM THREE
11'4" x 9'9" (3.45m x 2.97m)
Currently used as a home office with PVCu double glazed window to the rear. Oak flooring. Cornice. Vertical radiator.

EN SUITE SHOWER ROOM/WC
7'5" x 2'6" (2.26m x 0.76m)
White/chrome wall mounted wash basin with mixer tap and cantilevered WC with concealed cistern set within tiled surrounds. Tiled enclosure with thermostatic rain shower. Tiled floor. Recessed LED lighting. Shaver point. Heated towel rail.

SECOND FLOOR

LANDING
Oak flooring. Double glazed velux window.

BEDROOM FOUR
17'3" x 14'7" (5.26m x 4.45m)
PVCu double glazed window to the front. Oak flooring. Vertical radiator. Radiator.

BEDROOM FIVE
13'11" x 10'8" (4.24m x 3.25m)
Double glazed velux window to the rear. Oak flooring. Radiator.

OUTSIDE
Externally to the front there is off road parking within the paved driveway whilst to the rear a private courtyard garden is designed for ease of maintenance.

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 F.

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

Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

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