

John N
Hilditch & Co



**3 ARTHOG ROAD, HALE,
CHESHIRE, WA15 0NA**

OCCUPYING A TOP CLASS LOCATION WITHIN WALKING DISTANCE OF HALE VILLAGE A BEAUTIFULLY REFURBISHED FOUR STOREY PERIOD HOUSE HAVING UNDERGONE A FANTASTIC TRANSFORMATION WITHIN THE LAST SIX MONTHS.

£699,950

162/164 Ashley Road, Hale, Cheshire WA15 9SF
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DESCRIPTION

Only by way of an internal inspection will one actually appreciate the magnificent transformation that has occurred in this property since just before Christmas of last year. The house which was acquired in a semi derelict condition has been beautifully modernised and refurbished by our clients and now offers fantastic accommodation spread across four floors. Briefly the gas centrally heated and double glazed accommodation comprise an entrance hallway, wc, lounge, large dining area and modern kitchen with a utility room adjacent. At lower ground floor level is a basement conversion of media room, reception area, small study and plant room. At first floor level is a master bedroom with en-suite dressing room and shower room, two further double bedrooms and a family bathroom. Completing the accommodation at second floor level are two further bedrooms and a shower room. Externally are the gardens and car parking facilities as described overleaf.

Arthog Road is characterised by a mixture of top class properties many of which have been completely refurbished in recent times. The house sits within walking distance of a small parade of shops whilst Hale's fashionable village is within ten minutes walk with its range of restaurants, shops etc. Altrincham's busy market town centre is close at hand with its Metrolink services into Manchester. Schools for all ages serve the area, the Bollin Valley and Green Belt are on the doorstep and sporting and recreational facilities abound.

No expense has been spared in the renovation of this house, a top class kitchen and three contemporary bathrooms combine with a light, tasteful airy décor, the theme of which runs throughout the property. The house is presented in first class ready to walk into condition.

DIRECTIONS

From the centre of Hale proceed along the main Ashley Road to the old Bleeding Wolf public house. Turn left onto Park Road. Continue for approximately four hundred yards where Park Road continues into Arthog Road, the property will be found immediately on the left.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

ENTRANCE HALLWAY 5.32 X 2.02 (17'5" X 6'8")

a wide welcoming entrance to the house with porcelain tiled floor which runs throughout much of the ground floor. Staircase to first floor and landing and lower ground floor and basement. Two double leaf radiators.

WC

delightfully fitted with a contemporary white suite with wall mounted wash basin, low level wc, in a fully tiled surround with complementary floor tiles.

LOUNGE (FRONT) 4.76 X 4 (15'7" X 13'1")

with attractive wood floor running throughout. The focal point of the room is a striking contemporary fireplace with stainless steel inset and slate hearth incorporating a coal effect gas fire. Wide rectangular double glazed window overlooking the front garden. Double leaf radiator. Dimmer controlled lighting.

DINING KITCHEN 8.18 X 4.78 (16'10" X 15'8") NARROWING IN THE KITCHEN AREA TO 3.13 (10'3")

a magnificent entertaining room separated into two distinct areas. There is a dining area with double leaf radiator and Upvc French doors that open onto the private rear garden. The kitchen has been delightfully fitted with a range of contemporary units comprising inset 1 bowl Franke sink unit with a comprehensive range of base cupboards, drawers, matching eye level cupboards and light granite worktops. Built-in range style stainless steel cooker with twin ovens, five ring gas hob with stainless steel canopy and granite backing. Built-in wine cooler. American style fridge freezer. Dishwasher. Double leaf radiator. Recessed downlighters.

UTILITY ROOM 3.66 X 2.04 (12'0" X 6'8")

single drainer stainless steel sink unit with matching units to those in the kitchen with space for a washer and dryer. Partly tiled walls. Recessed downlighters. Courtesy door to side garden.

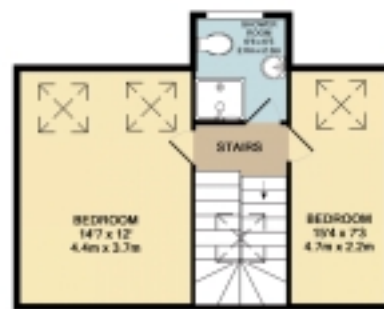
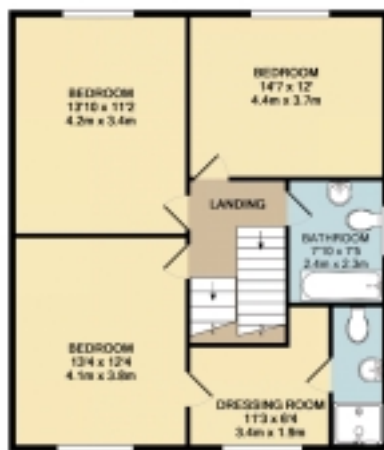
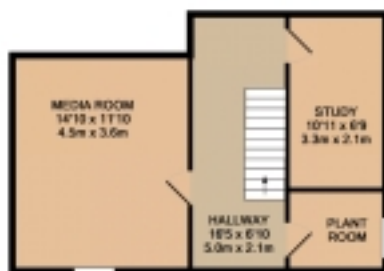
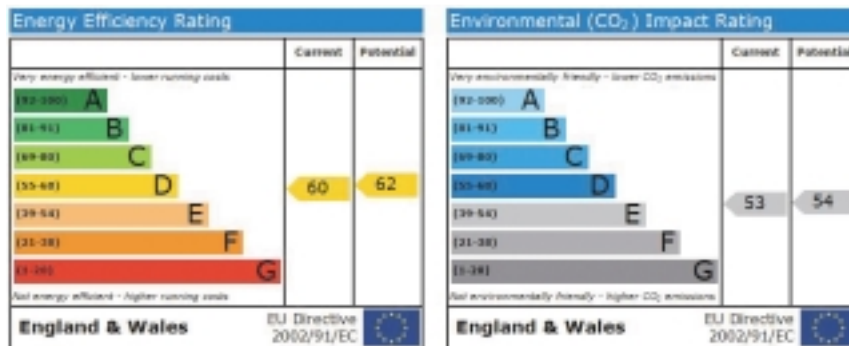
Staircase to lower ground floor.

LOWER GROUND FLOOR

The lower ground floor comprises two large cellar areas. At the base of the stairs is a reception room.

RECEPTION ROOM 5.01 X 2.07 (16'5" X 6'10")

which could easily double up as a study. Leading from this is study.



3 WATHOE ROAD
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in their operability or efficiency, or their age.
 Made with Drawings 0201

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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