

*John N*  
**Hilditch & Co**



**BOLLINDALE, SOUTH ROAD, HALE  
CHESHIRE WA14 3HT**

OCCUPYING ARGUABLY ONE OF HALE'S MOST PRESTIGIOUS LOCATIONS A BEAUTIFULLY APPPOINTED DETACHED FAMILY HOUSE HAVING BEEN THE SUBJECT OF MAJOR RENOVATIONS IN RECENT TIMES.

**£1.695M**

162/164 Ashley Road, Hale, Cheshire WA15 9SF  
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Email: [sales@jhilditch.com](mailto:sales@jhilditch.com)

## DESCRIPTION

Thoroughly upgraded by our clients over the last four years since its acquisition this beautifully proportioned detached family house sits in arguably one of Hale's finest locations. Briefly the gas centrally heated accommodation comprises a large reception hall with cloakroom adjacent, beautifully proportioned drawing room, separate dining room and study, a sitting room and a large breakfast kitchen which has been completely refitted within the last two years. Completing the ground floor is a utility room, whilst at first floor level leading from a good sized L shaped landing is a master bedroom with en-suite, two further bedrooms both with en-suite facilities which could easily combine to form one large master suite. A guest bedroom with en-suite facilities and a fifth bedroom also with an en-suite. Externally is a detached double garage and the beautifully landscaped gardens as described overleaf.

South Road is characterised by a mixture of top class detached residences many of which have been refurbished or even re-built in recent times. Hale's fashionable village lies within easy striking distance as does Altrincham with its busy market town centre and regular Metrolink services into Manchester. The Bollin Valley and Green Belt are literally on the doorstep and sporting and recreational facilities abound. Bollindale sits in beautifully landscaped gardens, the house is approached via an electronically gated entrance with ample forecourt parking, whilst the garden sits privately to the rear and side shielded by a large number of mature trees both in the garden and gardens adjacent.

## DIRECTIONS

From our office in Hale, travel along Ashley Road towards Ashley and pass Heather Road on the right and continue over the railway bridge. Take the next turning on the right, which is South Downs Road and then an immediate left onto South Road. The property will be seen a short way along on the left hand side.

## 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

### RECEPTION HALL

a superb and very welcoming part of the house, which is almost a room in itself with a feature fireplace and a living flame with a burning log effect. Marble tiled floor.

### CLOAKROOM

with hanging space for coats etc.

### SEPARATE WC

with wash hand basin.

### DRAWING ROOM 19'8" X 17'9" (5.99 X 5.41)

a fabulous main entertaining room with another superb fireplace and a marble hearth and a living flame gas fire. Mirrored chimney breast. Lovely aspect over the gardens and a bay window with French doors leading out onto a patio open to the dining room.

### DINING ROOM 13'11" X 13'11" (4.24 X 4.24)

a splendid room able to accommodate a large place setting overlooking the gardens. Feature wood block floor, which runs through into the lounge. Superb illuminated pillars within the square arch.

### STUDY 17'7" X 13'6" (5.36 X 4.11)

featuring an extensive range of custom made furniture with concealed lighting incorporating open book shelving and filing drawers etc. Large full height inset mirrors. Feature Minster fireplace with an inset living gas coal fire. Rear garden aspect.

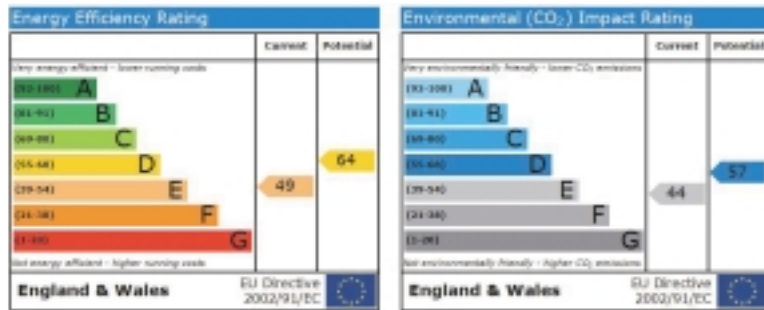
### SITTING ROOM 11'10" X 11'9" (3.61 X 3.58)

situated at the front of the property and overlooking South Road.

### KITCHEN/BREAKFAST ROOM 31'2" X 13'5" (9.5 X 4.09)

the kitchen area features a high quality range of base cupboards and drawers with granite working surfaces and matching eye level wall cupboards with lighting below. Stainless steel set in Franke sinks, two of which have waste disposal units. Centre island unit incorporating a breakfast bar area and integrated cupboards and a built-in fridge. Range style cooker incorporating a five ring hob and twin ovens with extract canopy above. Twin dishwashers (one full size), integrated fridge and freezer. Separate built-in oven and microwave. The kitchen is open to a good sized breakfast room, which incorporates further matching built-in cupboards and eye level wall units with lighting over. French windows leading out onto the patio.





GROUND FLOOR



FIRST FLOOR

60, LINDALE, SOUTH ROAD, HALE

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### FLOOR PLANS

Not to Scale. For Illustration purposes only.

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