

John N
Hilditch & Co



**104 CECIL ROAD, HALE
CHESHIRE, WA15 9NU**

OCCUPYING A SUPERB LOCATON WITHIN TWO MINUTES WALK OF
HALE VILLAGE, A MAGNIFICENTLY PRESENTED THREE STOREY
VICTORIAN HOUSE OFFERED FOR SALE IN PRISTINE CONDITION.

£595,000

162/164 Ashley Road, Hale, Cheshire WA15 9SF
Tel: 0161 929 6363 Fax: 0161 929 6333
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DESCRIPTION

This beautifully presented three storey Victorian semi detached house occupies a truly central location within easy walking distance of Hale village. Briefly the gas centrally heated and double glazed accommodation comprises a large recessed porch, wide welcoming entrance hallway, downstairs cloakroom, lounge, separate dining room, fully fitted breakfast kitchen with solid maple units and granite worktops, completing the ground floor accommodation is a utility room, whilst at first floor level are three double bedrooms and a bathroom and at second floor level is a fourth bedroom which is large enough to be used as a sitting room and an en-suite. Externally are the gardens and parking facilities as described overleaf.

Much care and attention has been spent in the maintenance of this particular house and all the modernisations that have been carried out by our clients have been in complete sympathy with the vintage of the house. The kitchen has been fitted with a solid maple kitchen, the bathroom is a top quality white suite, and the décor is pleasant but neutral. The gardens have been beautifully maintained and have the undoubted bonus of a southerly facing orientation, and the front has been presented in such a fashion as to be extremely low maintenance, yet in keeping with the style of the house. Cecil Road is characterised by a mixture of Victorian and later houses and is ideally located for a short stroll into Hale village with its range of fashionable shops and restaurants. Altrincham with its busy market town centre and regular Metrolink services into Manchester is within five minutes drive and the urban motorway network and International Airport are literally on the doorstep. Sporting and recreational facilities abound, and there are a wide range of private and public schools.

DIRECTIONS

From the centre of Hale walk along Cecil Road where the property will be found on the right 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

LARGE ENCLOSED ENTRANCE PORCH

with quarry tiled step and outside lantern. Solid hardwood front door with opaque glass with leaded and stained glass inset leading to entrance hallway.

ENTRANCE HALLWAY

impressive entrance hallway with moulded ceiling plasterwork. Tall ceilings. Double leaf radiator.

INNER HALLWAY AREA

with useful understairs storage cupboard and study recess. Two built-in storage cupboards with hanging area etc. Recessed downlighters with white surrounds.

DOWNSTAIRS WC

recently re-fitted with a modern Villeroy and Boch white suite comprising vanity wash basin with tiled surround and cupboards beneath. Low level wc. Chrome ladder radiator. Attractive solid oak floor covering. Expelair. Recessed ceiling downlighter.

LOUNGE (FRONT) 15'2" X 12'10"

with classic Victorian double glazed angular bay window with painted basswood shutters. The focal point of this room is a striking cast iron fireplace with tiled inset incorporating coal effect gas fire. Original moulded ceiling cornicing. Picture rail. Double leaf radiator. Television point.

DINING ROOM 4.58 X 4.27 (15'0" X 14'0") OVERALL (SLIGHTLY IRREGULAR ROOM SHAPE)

with interesting rectangular bay window overlooking rear garden. Moulded ceiling cornicing. Double leaf radiator. Dimmer controlled lighting. Recessed downlighting with white surrounds.

BREAKFAST KITCHEN 5.19 X 3.67 (17'0" X 12'0")

accessed by hardwood front door with stained glass and leaded light inset. Separated into two distinct areas. There is a raised breakfasting area with more than ample space for a substantial table and chairs. Double leaf radiator. Picture windows overlooking side garden and patio. Built-in maple fronted Liebherr fridge freezer. Telephone point. Moulded ceiling cornicing. The kitchen is fitted with a range of maple units with birdcage handles comprising inset stainless steel sink unit with a comprehensive range of base cupboards, drawers, matching eye level cupboards and granite working surfaces and granite topped peninsular breakfast bar. Built-in De-Dietrich stainless steel oven and four ring hob with stainless steel canopy. Integrated De-Dietrich microwave and dishwasher. Ceramic tiled floor. Moulded ceiling cornicing. Rear courtesy door with stained glass and leaded light inset provides access to the garden. Recessed ceiling downlighters in chrome surround. Solid maple opening doors to utility room.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		38	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



104 OSCIL ROAD
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 as to their operability or efficiency can be given.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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