

FAIRWAYS, NORTH ROAD, HALE
CHESHIRE WA15 0NS

Hilditch & Co

John N



FAIRWAYS, NORTH ROAD, HALE

Occupying a top class location close to Hale Golf Club and set amidst other top class residences, Fairways is a classic detached house with expansive accommodation spread over four floors plus a garage block with separate apartment over.

Briefly the gas centrally heated accommodation comprises an enclosed porch, welcoming entrance hall, study, drawing room, dining room, breakfast kitchen and a large family room with cloakroom, wc, and rear porch completing the ground floor accommodation. At lower ground floor level is a large living room with wine cellar and computer room adjacent, whilst at first floor level leading from a split level landing is a master bedroom suite with dressing room and en-suite facilities, a guest bedroom with en-suite shower room, three further bedrooms and a family bathroom. At second floor level is a sixth bedroom, a tank room, box room and a full height attic storage area. Externally is a detached double garage with a separate apartment with open plan living room, kitchen area and en-suite bathroom.

Fairways sits in well tended private gardens with a large expansive parking area to the front all enclosed by an impressive electronically gated entrance. The area generally is characterised by a mixture of top class houses many of which have been remodelled or even re-built in recent times. The area is close to Hale Golf Club and is also within fifteen to twenty minutes walk of Hale's fashionable village with its range of shops and services. Altrincham's market town centre lies within ten minutes drive with Metrolink services into Manchester. Schools for all ages serve the area, the Bollin Valley and Green Belt are literally on the doorstep and sporting and recreational facilities abound.

DIRECTIONS

From the centre of Hale proceed along Ashley Road past St. Peter's Church to the junction with Park Road. Turn left up Park Road which continues into Arthog Road. At the end of Arthog Road where the road bears left onto Bankhall Lane, continue straight up into Rappax Road, turn left into North Road where the property will be found on the right.

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

ENCLOSED PORCH
mat well.

ENTRANCE HALL
very attractive reception area with a parquet floor and attractive timber work with an inglenook and lovely aspect over the front gardens. Picture rail. Built-in store cupboard. Recessed ceiling downlighters. Heating radiator.

STUDY 1.88 X 3.15 (6'2" X 11'6")
a useful home office with a range of built-in bookcases. Built-in store cupboard. Attractive wood floor. Recessed ceiling downlighters. Heating radiator.

DRAWING ROOM 9.63 MAXIMUM X 4.93 (31'7" X 16'2")
a superb main entertaining room of generous proportions with a feature fireplace with a marble hearth and recess for living gas fire. Twin sets of French windows leading out to the rear and also onto side patio. Parquet flooring. Inset downlighters. Telephone point. Picture rail. Two heating radiators with ornate radiator covers.

SEPARATE DINING ROOM 5.89 MAXIMUM X 5.26 (19'4" X 17'3")
well able to accommodate a substantial place setting. Attractive fireplace with a tiled inset and hearth and a living gas fire. Inglenook. Picture rail. Lovely rear garden aspect. Three heating radiators. Two wall lights. Door to hall and double doors into the kitchen.

KITCHEN 5.92 OVERALL X 5.31 (19'5" X 17'5")
superbly appointed and cleverly designed to make the best use of the available space. Equipped with a high quality range of Shaker style cabinetry including eye level wall cupboards, drawers and base cupboards with granite working surfaces there over. Ceramic double bowl set in sink with mixer tap. Extensive range of built-in appliances by Fischer & Paykel including five ring gas hob with extractor above in a stainless steel finish, built-in double oven and dishwasher. Recessed ceiling downlighters. Ceramic tiled floor. Lovely garden aspect. Velux roof light. Heating radiator.
Steps down to family room.

FAMILY ROOM 4.88 X 3.51 AVERAGE MEASUREMENT (16'0" X 11'6")
a cleverly designed part of the house, conveniently situated adjacent to the kitchen with a range of fitted furniture, ideal for storing multi-media equipment, and a separate cupboard housing a twin gas fired central heating boiler. Feature American walnut floor. Recessed ceiling downlighters. Two velux roof lights.

CLOAKROOM/WC
comprising wc low level suite. Wall hung wash basin. Vertical heating radiator. Extractor. Velux roof light. Continuation of the American walnut floor.

REAR PORCH
a useful additional space enjoying views over the garden and ideal for a variety of purposes. Recessed ceiling downlighters. Continuation of the American walnut floor.
Staircase from the entrance hall leads to lower ground floor.

LOWER GROUND FLOOR

LOUNGE 6.96 X 5.13 (22'10" X 16'10") INTO BAY
approached via a staircase off the hall and creating a superb additional entertaining room approached through double doors. Presently used as a media room with flat screen television installed etc. Wood block floor. Dressed stone fireplace with a recess for a dog grate style real fire. Beamed ceiling. Twin French windows giving access to stairs up to the rear garden. Television point. Two heating radiators.

WINE CELLAR
COMPUTER ROOM

FIRST FLOOR & LANDING

LANDING
loft access. Recessed downlighters. Heating radiator.

MASTER BEDROOM SUITE COMPRISING:
BEDROOM 5.23 X 4.88 (17'2" X 16'0")
a well proportioned master bedroom with views over the rear garden. Picture rail. Heating radiator.

DRESSING ROOM
fitted with a range of shelves, storage space and hanging rails.

EN-SUITE SHOWER ROOM
a superbly styled recently re-fitted luxury shower room with fully tiled walls and comprising: feature Laufen 'his and hers' wash basins with mixer taps. Wc low level suite and bidet. Fitted Keuco wall mirror with inset lighting. Fully tiled larger than average shower with a fitted Grohe shower unit with separate 'rainwater' and hand held shower heads. Tall mirrored cabinet. Vertical heating radiator.

GUEST SUITE COMPRISING:
BEDROOM TWO 3.96 X 3 (13'0" X 9'10")
a double bedroom situated at the rear of the property. Picture rail. Heating radiator.
En-Suite Shower Room fully tiled and recently re-fitted and comprising double width shower cubicle with a fitted shower unit. Wc low level suite. Fitted vanity unit and inset wall mirror. Tiled floor. Recessed ceiling downlighters. Vertical heating radiator.

BEDROOM THREE 4.78 X 4.52 (15'8" X 14'10")
a very well proportioned double room with built-in wardrobes and a centre dressing table area set within an archway. Large bay window with lovely views over the front garden. Two heating radiators.

BEDROOM FOUR 4.04 X 3.56 (13'3" X 11'8")
a good sized double bedroom with views over North Road to the front. Built-in cupboard. Heating radiator.

BEDROOM FIVE 3.71 X 3.4 (12'2" X 11'2") PLUS DOOR RECESS
comprehensively fitted with a range of wall to wall fitted wardrobes. Concealed vanity unit with a mixer tap and mirror above. Striplight with integral shaver socket. Heating radiator.

FAMILY BATHROOM
fitted with a high quality suite and comprising wc low level suite and bidet. Feature Pharo shower cubicle fitted with a Pharo shower unit including a fixed overhead shower, a multi spray hand shower and body jets. Feature Jacuzzi spa bath set within a tiled surround. Roca integrated double vanity unit with cupboards below. Fitted wall mirror with inset lighting. Electric shaver socket. Vertical heating radiator.

INNER LOBBY
with an open staircase giving access to second floor.

SECOND FLOOR

BEDROOM SIX 3.99 X 3.56 (13'1" X 11'8")
with a night storage heater. Telephone point.

TANK ROOM
with shelving, linen racks and additional storage space.

BOX ROOM
presently used as a small office with an electric power point.

EXTENSIVE FULL HEIGHT ATTIC STORAGE ROOM

EXTERNALLY

DETACHED OUTBUILDING COMPRISING:
DOUBLE GARAGE 7.26 X 5.79 (23'10" X 19'0")
with two electrically operated up and over doors. Electric power and light connected. Inspection pit.

SEPARATE APARTMENT

With a private entrance at the first floor level via a timber staircase comprising:

OPEN PLAN LIVING ROOM 7.26 X 5.99 (23'10" X 19'8") OVERALL
a superb general living space incorporating a refitted kitchen area with a Zanussi electric oven and a four ring electric hob unit with an extractor hood above. A good range of cupboards incorporating drawers and working surfaces. Inset refrigerator.

The main living room has some attractive internal lighting which emphasises the open beamed construction and there are double French windows leading out onto a large decked balcony to the rear. Attractive frontal aspect. An open tread staircase from the lounge leads to a raised sleeping platform which runs the full width of the room and has a galleried effect and is open to the full eaves height of the building. Exposed timber floor. Fitted night storage heater.

EN-SUITE BATHROOM
with fully tiled walls and ceramic tiled floor and comprising panelled bath with a Redring electric shower unit. Pedestal wash basin and a wc low level unit. Built-in airing cupboard containing the hot water cylinder.

GARDEN ROOM
to the rear of the garage at ground floor level, approached through double glazed French windows, there is a room presently used for recreational purposes. This area could be used as a garden room, an additional sitting room or as a playroom. There is an adjoining room which has internal and separate external access which is presently used as a timber store.

GARDENS
the property is approached through wrought iron gates and there is a sweeping gravel driveway with ample car parking space for several vehicles. The gardens are attractive and are of a good size, mainly laid to lawn, featuring many mature trees and shrubs with a rock garden to the front. Large raised patio area.

SERVICES:
All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:
Freehold and free from chief rent.

ASSESSMENT:
Trafford Borough Council. Council Tax Band 'H'

VACANT POSSESSION UPON COMPLETION

FLOOR PLANS

Not to Scale. For Illustration purposes only.



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

NOTICE: John N Hilditch & Co. for themselves and for 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 or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of John N Hilditch & Co. has any authority to make or give any representation or warranty whatever in relation to this property.