

John N
Hilditch & Co



**34 FINCHLEY ROAD,
HALE, CHESHIRE, WA15 9RD**

OCCUPYING AN EXTREMELY POPULAR LOCATION A TOTALLY RE-MODELLED AND CONTEMPORARILY STYLED FOUR STOREY VICTORIAN TERRACED HOUSE ALL FINISHED TO THE HIGHEST POSSIBLE STANDARDS.

0/0 £379,000

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

Completely re-styled and re-modelled by our clients in the last three years and also enlarged by way of a top class cellar conversion 34 Finchley Road is a fabulous Victorian house presented to a contemporary theme. Briefly the gas centrally heated and double glazed accommodation comprises an entrance hallway with stripped polished floor boarding which runs throughout much of the ground floor. Two good sized reception rooms are complemented by the centre piece of the ground floor which is a fabulous extended breakfast kitchen with sitting area and top class contemporary units with stone worktops. At lower ground floor level is a cellar conversion with lowered floors creating the maximum headroom. A good sized family room/study/occasional bedroom is complemented by a store room adjacent. At first floor level are two double bedrooms one with en-suite facilities and a re-styled family bathroom. Completing the house is an attic conversion providing an occasional bedroom/play room. Externally are the gardens as described overleaf.

Finchley Road is characterised by a mixture of two, three and four bedroomed Victorian terraces and is set almost equi-distant between Hale and Altrincham. Hale's fashionable village with its range of shops and restaurants is complemented by Altrincham with its busy market town centre and Metrolink services into Manchester. Schools for all ages serve the area, the Bollin Valley and Green Belt are close by. The urban motorway network and International Airport are within ten minutes drive.

DIRECTIONS

From the centre of Hale proceed up Westgate to the junction with Broomfield Lane. Turn right onto Broomfield Lane and immediately left onto Hale Road. After approximately three hundred yards turn right onto Hawthorn Road, first left onto Elm Road and first right onto Finchley Road where the property will be found 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 HALL 4.7 X 1.2 (15'5" X 3'11")

with a stylish polished stripped floor. Original hardwood front door with opaque and leaded light inset glass. Single radiator. Staircase to first floor and landing. Moulded ceiling cornicing.

LOUNGE (FRONT) 4.42 X 3.9 (14'6" X 12'9")

the focal point of this room is a striking carved fireplace surround with cast iron inset, tiled hearth incorporating a coal effect gas fire. Twin double glazed picture windows overlooking the front garden. Moulded ceiling cornicing. Picture rail. Wall mounted plasma television point. Stripped polished floor boarding running through from the entrance hall. Double leaf radiator.

DINING ROOM 4.24 X 4.04 (13'11" X 13'3")

original fireplace surround set within the original chimney breast with shelving for hi fi etc. French doors opening onto a small gravelled and walled area. Stripped polished floor boarding. Double leaf radiator.

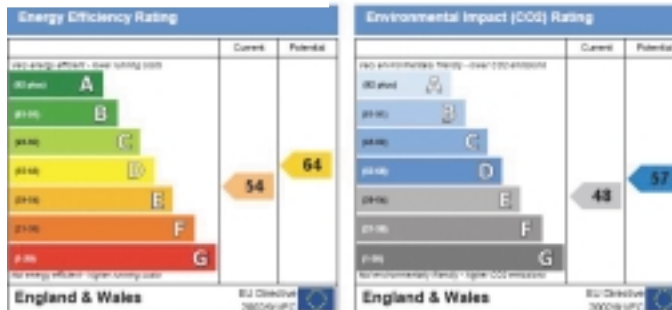
BREAKFAST KITCHEN 6 X 2.75 (19'8" X 9'0")

separated into two distinct areas. There is an informal breakfasting area to the rear with full width French doors opening onto a sunken patio. The kitchen has been stylishly refitted with a range of contemporary units comprising inset 1 bowl stainless steel sink unit with a comprehensive range of base cupboards and dark stone working surfaces with peninsular breakfast bar area incorporating a four ring Neff hob with stainless steel matching canopy over. Space for tall free standing unit with twin cupboards, also incorporating a Zanussi stainless steel double oven. Integrated dishwasher. Tall recessed storage unit with Worcester gas fired central heating boiler and also incorporating plumbing and space for a dryer. Plumbing and space for a washing machine. Solid stone floor running throughout the breakfast room and kitchen. Recessed downlighters.

SMALL INNER HALLWAY AREA 1.6 X 1 (5'3" X 3'3")

with staircase to lower ground floor and basement conversion.

Address: 34, Finchley Road, Hale, ALTRINGHAM, WA15 9SF
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34 FINCHLEY ROAD
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 Made with Metaplan 62810

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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