

John N
Hilditch & Co



**6 GILBERT ROAD, HALE
CHESHIRE, WA15 9NR**

SITTING IN ONE OF HALE' S BEST REGARDED LOCATIONS A CLASSIC SIX BEDROOMED THREE STOREY VICTORIAN SEMI DETACHED HOUSE BENEFITTING FROM A RECENT GROUND FLOOR EXTENSION AND NEW KITCHEN.

£750,000

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

Occupying without question one of the best locations within walking distance of Hale village, this beautifully proportioned three storey Victorian semi detached house has been consistently upgraded and now offers well planned family accommodation spread over three floors. Briefly the gas centrally heated and double glazed accommodation comprises an entrance porch, wide welcoming entrance hallway with good sized lounge, dining room, family room and newly fitted kitchen complete with granite work tops. Throughout the ground floor is an attractive stripped polished floor and our clients have retained many of the fine original features. At first floor level leading from an L shaped landing are four bedrooms including a master suite with bedroom, dressing room and bathroom, three further bedrooms and a family bathroom on this floor are complemented by two further bedrooms at second floor level. Externally are the parking facilities and gardens as described overleaf.

Gilbert Road is a quiet cul de sac within five to ten minutes walk of Hale village. Characterised by a mixture of classic semi detached houses the area is well served by local amenities. Hale's fashionable village lies within easy striking distance with its range of shops and restaurants whilst Altrincham with its market town centre and Metrolink services into Manchester is also within ten minutes. The urban motorway network and International Airport are close by. Schools for all ages serve the area and the Bollin and Green Belt are a short walk away.

DIRECTIONS

From the centre of Hale proceed along Ashley Road past St. Peter's church, turning left into Warwick Road. As Warwick Road bears to the right, take the third left into Gilbert 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

OVERHANGING PORCH

with quarry tiled step. Original solid hardwood front door with stained glass and leaded light inset.

ENTRANCE HALLWAY 6.4 X 3 (21'0" X 9'10")

a fabulous wide welcoming entrance hallway with staircase sweeping to the first and second floors. Attractive polished timber floorboarding. Central heating radiator. Dado rail. Useful understairs storage cupboard. Original oak panelling to the staircase. Central heating thermostat.

LOUNGE (FRONT) 5 X 5.67 (16'4" X 18'7")

the focal point of which is an Adam style fireplace surround with marble inset and hearth incorporating coal effect gas fire. Rectangular bay window. Stripped polished floorboarding which continues through from the entrance hallway. Moulded ceiling corning. Dimmer controlled lighting. Television point. Telephone point. Recessed downlighters.

FAMILY ROOM (REAR) 6.97 X 4.04 (22'10" X 13'3")

further continuation of the stripped polished floorboarding. Three double leaf radiators. Original art deco style fireplace surround with antique tiled inset incorporating space for a real fire. Rectangular bay window. Television point. Picture rail.

INNER HALLWAY 2.45 X 1.35 (8'0" X 4'5")

leading to the breakfast kitchen and downstairs wc.

DOWNSTAIRS WC 2.82 X 2.07 (9'3" X 6'10")

pedestal wash basin with tiled splashback. Low level wc. Double leaf radiator. Built-in storage cupboard.

BREAKFAST ROOM 5.54 X 3.39 (18'2" X 11'1")

continuing with the theme of a polished floorboarding. French doors opening onto the rear garden and patio. Original chimney breast with decorative archway through to the kitchen. WHIST IN TWO SECTIONS THIS IS ONE FABULOUS BREAKFAST KITCHEN.

KITCHEN AREA 4.72 X 2.71 (15'6" X 8'11")

created by way of a side extension with a vaulted ceiling and double glazed tilting velux roof light. The kitchen has been comprehensively re-fitted with a range of contemporary white units comprising inset stainless steel 1 bowl sink unit with a comprehensive range of base cupboards, drawers, matching eye level cupboards and dark mottled granite working surfaces with central semi circular breakfast bar area which runs through the chimney breast and into the breakfasting area with recessed downlighters. Kenwood stainless steel double oven, four ring gas hob with stainless steel canopy. Integrated dishwasher. Space for American style fridge freezer with wine rack over. Courtesy door to rear garden and porch with a small range of outhouses.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E	47		
(21-38) F			
(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			57
(39-54) E	42		
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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 Made with Neotoma Software

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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