

John N
Hilditch & Co



**460 HALE ROAD, HALE BARNES
CHESHIRE, WA15 8XT**

OCCUPYING AN EXCELLENT LOCATION WITHIN EASY STRIKING
DISTANCE OF ALL AMENITIES A BESPOKE DETACHED HOUSE
FORMING PART OF A SMALL SELECT DEVELOPMENT OF JUST THREE
HOUSES.

£1.25M

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

Recently completed by Burnham Building Company and forming part of a small bespoke development of just three houses, this is the last remaining unit and offers fantastic accommodation spread over three floors.

Briefly the gas centrally heated and double glazed accommodation comprises an entrance hall with cloakroom, 21ft. lounge, separate dining room, a study, a large breakfast room/kitchen with every modern appliance complemented by a utility room. At first floor level leading from a good sized landing is a master bedroom with en-suite dressing room and bathroom, guest bedroom with en-suite, bedrooms three and four sharing a jack and jill bathroom and leading from a second floor landing are a bedroom, store room and bathroom. Externally are well proportioned gardens, a double garage and ample forecourt parking.

This house is presented to a light, tasteful, airy theme and is in ready to walk into condition. The décor has been presented in a neutral fashion and much care and attention has been spent in installing excellent quality kitchen and bathrooms. The area generally is characterised by a mixture of detached houses, many of which have been demolished or re-modelled in recent times. Access to the urban motorway network is close at hand. Hale Barns village with its range of services is within walking distance. Hale's fashionable village lies within five to ten minutes drive as does Altrincham with its busy market town centre and regular 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 Barns proceed towards the M56 passing the petrol station on the left and further along on the right hand side past the speed camera. Beyond is our for sale board and turn right into the driveway at this point. Proceed through the electric gate.

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 21'9" (6.63) X 19'5" (5.92)

a large welcoming entrance hall with stairway leading up to the first floor with oak handrail and spindles. Featuring a full height window creating a very bright atmosphere. Ceramic tiled floor.

CLOAKROOM 8'2" (2.49) X 6'4" (1.93)

comprising wall mounted Villeroy and Boch rectangular wash basin with mixer tap and Villeroy and Boch wc low level suite. Ceramic tiled floor.

LOUNGE 21'10" (6.65) X 17'7" (5.36)

full height French windows leading out onto the patio and with a private aspect to the rear. Provision for a fireplace. Central heating control.

DINING ROOM 17'7" (5.36) X 12'9" (3.89)

a well proportioned room able to accommodate a good sized place setting.

STUDY 13'1" (3.99) X 10'10" (3.3)

a valuable additional room with a private aspect over the rear garden. Cupboard with under floor heating controls.

BREAKFAST ROOM/KITCHEN 22'7" (6.88) X 20'9" (6.32)

an extensive range of Alno base units and soft close drawers with granite working surfaces. One and a half bowl Franke sink with Hansgrohe mixer tap. Central working island. Ceramic tiled floor with under floor heating. Full height French windows out onto the patio.

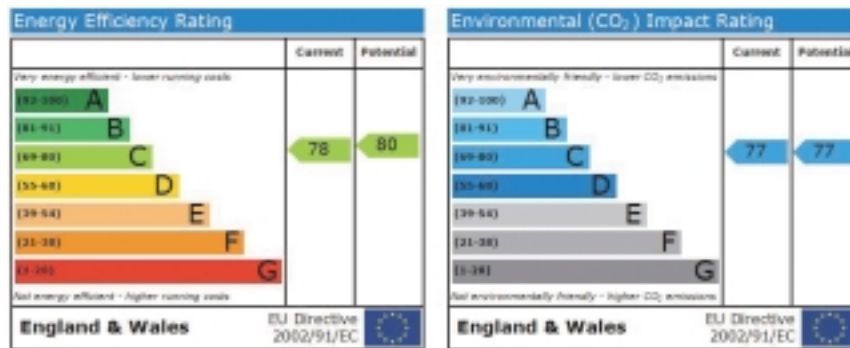
UTILITY ROOM 12'7" (3.84) X 7'5" (2.26)

door to the rear. Personal door to the garage.

FIRST FLOOR & LANDING

LANDING 27'10" (8.48) X 21'8" (6.6)

built-in airing cupboard incorporating electric meters and water cylinder.



FLOOR PLANS

Not to Scale. For illustration purposes only.

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