

*John N*  
**Hilditch & Co**



**25 HIGHFIELD ROAD, HALE,  
CHESHIRE, WA15 8BX**

OCCUPYING AN EXCELLENT CUL DE SAC LOCATION AND SITTING IN A SOUTHERLY FACING REAR GARDEN AN EXCELLENTLY PROPORTIONED AND SUBSTANTIALLY ENLARGED FOUR BEDROOMED SEMI DETACHED HOUSE WITH THE UNDOUBTED BONUS OF EN-SUITE FACILITIES AND WELL PRESENTED ACCOMMODATION THROUGHOUT.

**£410,000**

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

Substantially upgraded and extended by our clients in recent times this well proportioned three storey 1930's semi detached house offers an excellent location at the head of a popular cul de sac within easy striking distance of Hale. Briefly the gas centrally heated and Upvc double glazed accommodation comprises a recessed porch, a wide welcoming entrance hallway with a hanging area and also downstairs wc, two good sized reception rooms both with feature fireplaces are complemented by a good sized breakfast kitchen, whilst at first floor level is a master bedroom with en-suite, two further bedrooms and a beautifully refitted contemporary family bathroom. At second floor level is a loft conversion providing a fourth bedroom/playroom/study and externally are the gardens and car parking facilities as described overleaf.

Highfield Road is characterised predominantly by a mixture of good quality 1920's and 30's semi detached houses. Hale's fashionable village lies within five minutes drive as does Altrincham with its busy market town centre and Metrolink services into Manchester. Schools for all ages serve the area and the Bollin Valley and Green Belt are literally within ten minutes drive. The urban motorway network and International Airport are also on the doorstep.

## DIRECTIONS

From the centre of Hale proceed along the main Hale Road in the direction of Hale Barns. Turn left onto Hermitage Road opposite the cemetery and continue all the way to the bottom of Hermitage Road and its junction with Grove Lane. Turn right and then immediately right onto Highfield Road where the property will be found in the top right hand corner of the cul de sac.

## 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

#### RECESSED PORCH

with outside lantern and quarry tiled step. Original hardwood front door with stained glass and leaded light insets leading to entrance hallway.

#### ENTRANCE HALLWAY 4.7 X 2.97 (15'5" X 9'9")

including cloaks recess. Attractive stripped polished floor which runs throughout much of the ground floor.

Staircase to first floor and landing.

#### CLOAKS RECESS

with telephone point and hanging pegs. Double leaf radiator. Central heating thermostat.

#### DOWNSTAIRS CLOAKROOM 1.61 X 0.8 (5'3" X 2'7")

with wall mounted wash basin, low level wc and ceramic tiled floor.

#### DINING ROOM (FRONT) 4.37 X 4.1 (14'4" X 13'5")

the focal point of which is a striking cast iron fireplace with tiled hearth incorporating a coal effect gas fire. Classic angular bay window with stained glass and leaded light insets with Upvc sealed double glazed units. Double leaf radiator. Display cupboards and shelving to either side of the fireplace. Moulded ceiling cornice. Picture rail. Dimmer controlled lighting.

#### LOUNGE (REAR) 4.41 X 4.19 (14'5" X 13'9")

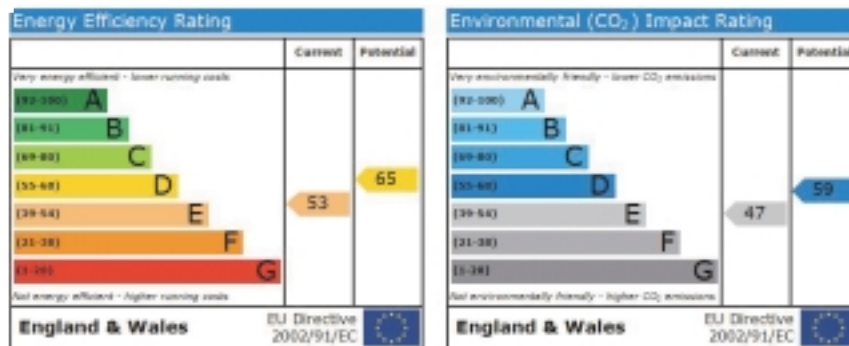
Adam style fireplace surround with marble inset and hearth incorporating coal effect gas fire. Tilt and slide double glazed sliding patio doors opening onto rear patio and garden. Moulded ceiling cornice. Picture rail. Attractive stripped polished floorboarding. Television point. Double leaf radiator.

#### BREAKFAST KITCHEN 6.03 X 2.86 (19'9" X 9'4")

separated into two distinct areas. There is a breakfasting kitchen area to the rear with double leaf radiator. Built-in double cupboard with picture window overlooking the rear garden. The kitchen is fitted with a range of units comprising single drainer 1 bowl sink unit with a comprehensive range of base cupboards, drawers, matching eye level cupboards and heat resistant working surfaces with a peninsular breakfast bar. Built-in Neff oven and four ring ceramic hob with stainless steel canopy. Plumbing and space for washing machine. Space for tall refrigerator/freezer. Partly tiled walls. Ceiling mounted spotlights.

STAIRCASE FROM HALLWAY TO FIRST FLOOR AND LANDING.





25 HIGHFIELD ROAD, HALE  
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### FLOOR PLANS

Not to Scale. For Illustration purposes only.

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