

John N
Hilditch & Co



**11 KENSINGTON GARDENS, HALE
CHESHIRE, WA15 9DP**

OCCUPYING A SUPERB CUL DE SAC LOCATION A BEAUTIFULLY PRESENTED AND SUBSTANTIALLY EXTENDED FIVE BEDROOMED THREE BATHROOMED DETACHED FAMILY HOUSE HAVING UNDERGONE RECENT REFURBISHMENT IN THE LAST TWO YEARS.

£699,950

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DESCRIPTION

Thoroughly upgraded by our clients in recent times to include a substantial double storey extension which has included the installation of a brand new kitchen and master bedroom suite, this splendid family house offers well planned accommodation spread over two floors. Briefly the gas centrally heated and Upvc double glazed accommodation comprises a storm porch, welcoming L shaped entrance hallway with downstairs cloakroom and utility room adjacent. There is a large principal living room, separate family room, well proportioned breakfast kitchen which has been completely refitted in recent times, whilst at first floor level leading from a substantial L shaped landing is a large master suite to the rear with dressing room and contemporary shower room complete with remote controlled shower, guest bedroom with en-suite, three further bedrooms and a family bathroom. Completing the accommodation is a 1 car garage, ample forecourt block paved parking and the gardens as described overleaf.

Much care and attention has been spent sympathetically extending this house and this combined with the superb location in a quiet cul de sac within walking distance of Hale, will surely appeal to a family looking for a medium to long term acquisition. Hale's fashionable village is within five minutes walk with its range of shops and services, Altrincham lies close at hand with its Metrolink services into Manchester and the urban motorway network and International Airport are close by. Sporting and recreational facilities abound.

DIRECTIONS

From the centre of Hale proceed along Ashley Road turning left into Harrop Road, first right into Bower Road and then second left into Kensington Gardens. The property will be found in the 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

STORM PORCH 1.86 X 0.8 (6'1" X 2'7")

with Upvc picture windows to three sides and double doors opening to the original hardwood front door with opaque glass inset leading to entrance hallway.

ENTRANCE HALLWAY (L SHAPED) 5.7 X 3.3 (18'8" X 10'10") NARROWING TO 1.2 (3'11")

with attractive solid wood floor. Staircase to first floor and landing. Dado rail. Moulded ceiling cornicing.

NB: THE SOLID WOOD FLOOR RUNS STRAIGHT THROUGH INTO THE BREAKFAST ROOM, KITCHEN AND FAMILY ROOM TO THE REAR.

UTILITY ROOM/CLOAKS 1.9 X 2.33 (6'3" X 7'8")

with hanging area. Circular stainless steel sink unit with work surfaces. Gas fired hideaway central heating boiler. Plumbing and space for a washer and dryer. Fitted shelving.

DOWNSTAIRS WC 2.47 X 0.96 (8'1" X 3'1")

wall mounted wash basin with tiled splashback, low level wc. Single radiator. Recessed downlighter.

PRINCIPAL LIVING ROOM 9.01 X 4.17 (29'6" X 13'8")

separated into two distinct areas. There is an informal dining area to the front with the focal point of a cast iron fireplace with tiled inset and hearth incorporating a coal effect gas fire. Rectangular double glazed bay window overlooking the front garden. Double leaf radiator. Moulded ceiling cornicing. Recessed downlighters with dimmer controlled lighting. There is a solid oak floor running throughout the dining room and informal lounge which sits to the rear, the focal point of which is a striking cast iron fireplace with tiled inset and granite hearth incorporating coal effect gas fire. Rectangular bay window overlooking the side garden. Double leaf radiator. Moulded ceiling cornicing. Recessed downlighters. Dimmer controlled lighting.

FAMILY ROOM 4.65 X 3.83 (15'3" X 12'6")

with wide double glazed tilt and slide patio doors opening onto a decked area and the garden beyond. Double leaf radiator. Built-in storage cupboard. Recessed downlighters. Glass double doors returning to a recently refitted breakfast kitchen.

BREAKFAST KITCHEN 7.38 X 3.6 (24'2" X 11'10")

separated into two distinct areas, there is an informal breakfasting area with a side courtesy door to the garage and parking area. The kitchen has been completely refitted by Manor Cabinet with a range of contemporary units comprising 1 bowl inset sink unit with a comprehensive range of base cupboards, drawers and matching eye level cupboards. Built-in AEG double oven and four ring stainless steel Neff hob with overhead extractor. Integrated dishwasher. Space for fridge and freezer. Recessed downlighters and pelmet lighting overlooking the working surfaces. Adjacent to the breakfast room is an additional range of base and wall units with an oval inset sink unit. Double leaf radiator. Recessed downlighters. Central heating controls.

Staircase from hallway to first floor and landing.

FIRST FLOOR & LANDING

LANDING AT ITS MAXIMUM 2.82 X 7.2 (9'3" X 23'7") OVERALL IN DEPTH

large built-in linen cupboard.

THE MASTER BEDROOM

which sits to the rear of the house has recently been completed by way of a two storey extension and includes a substantial bedroom of 5.31 x 3.57 (17'5" x 11'8") with inwardly opening Upvc French door with Juliette balcony. Contemporary vertically mounted stainless steel radiator. Recessed downlighters.

DRESSING ROOM 4.89 X 3.04 (16'0" X 10'0")

fitted with a range of contemporary dressing room furniture with hanging space, shelving, drawers and a range of base cupboards with additional drawers, sloping ceiling with two double glazed velux tilting roof lights. Recessed downlighters.

EN-SUITE SHOWER ROOM 3.65 X 2.3 (11'11" X 7'7")

stylishly refitted with a contemporary suite of circular wash basin mounted on a wall mounted plinth. Low level wc. Large walk-in double shower/wet area with remote controlled shower, tinted glass shower door. Recessed downlighters. Expelair. Contemporary wall and complementary floor tiles. Wall mounted stainless steel heated towel rail.

GUEST BEDROOM (REAR) 4.12 X 3.67 (13'6" X 12'0")

double leaf radiator. Picture windows overlooking the private rear garden. Recessed downlighters. Immersion heater point.

EN-SUITE SHOWER ROOM (MEASUREMENTS INCLUDED WITHIN THE BEDROOM MEASUREMENTS) 2.62 X 1.61 (8'7" X 5'3")

half tiled with a modern white suite comprising low level wc, pedestal wash basin, walk-in shower fully tiled with thermostatic shower and concertina shower door. Double leaf radiator. Recessed downlighter. Expelair.

BEDROOM THREE (FRONT) 4.56 X 4.07 (14'11" X 13'4")

with contemporary wood effect floor covering. Picture rail. Rectangular bay window overlooking the front garden. Central heating radiator.

BEDROOM FOUR 4.23 X 3.8 (13'10" X 12'5")

with attractive wood effect floor covering. Rectangular bay window overlooking the side garden. Central heating radiator.

BEDROOM FIVE 3.29 X 2.23 (10'10" X 7'4")

double leaf radiator. Dimmer controlled lighting. Built-in double wardrobe with overhead storage.

FAMILY BATHROOM 2.48 X 2.26 (8'2" X 7'5")

refitted with a modern contemporary white suite of wall mounted wash basin, low level wc, panelled bath with thermostatic shower and tinted glass shower door. Half tiled contemporary wall covering. Stainless steel heated towel rail.

EXTERNALLY

1 CAR GARAGE 5.13 X 4.01 (16'10" X 13'2")

with up and over door. Side courtesy door. Electric light and power.

GARDENS

11 Kensington Gardens sits in a superb private plot. The front garden is made up of a small lawned area with raised herbaceous borders and a waist high mature hedge. At the front is a recently re-surfaced block paved driveway suitable for several vehicles and the property is enclosed on either side by tall coniferous hedging. To the rear the gardens form the ideal backdrop for this splendid family house being extremely private and not overlooked. A raised decked area and patio take full advantage of the view over the lawned gardens with raised herbaceous borders and there are a large number of mature shrubs and trees both in the garden and adjacent gardens forming an excellent level of privacy.

SERVICES:

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

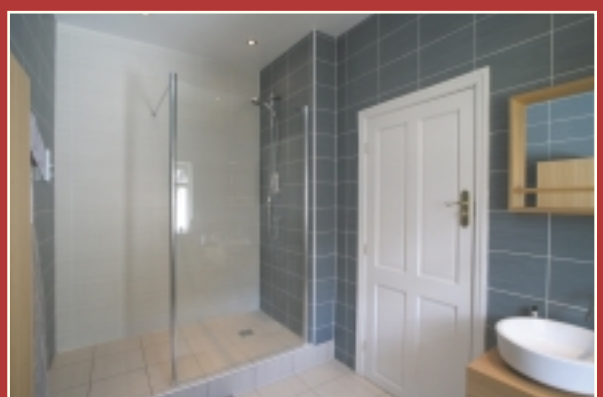
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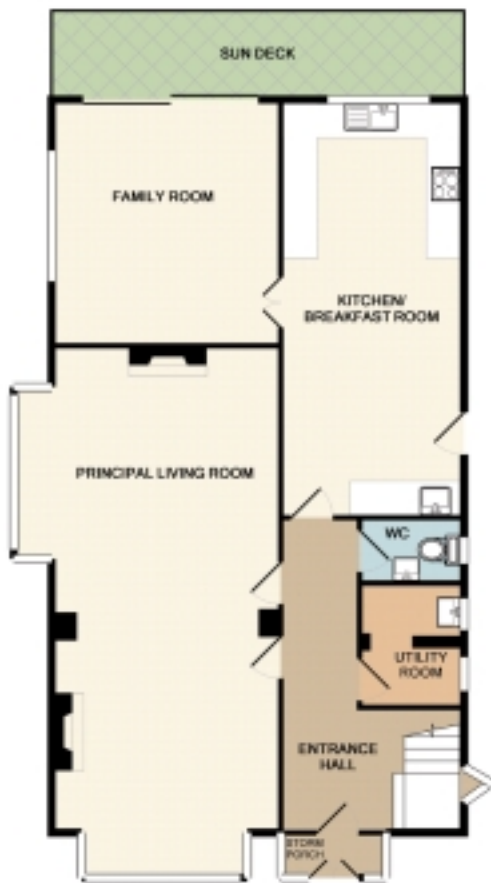
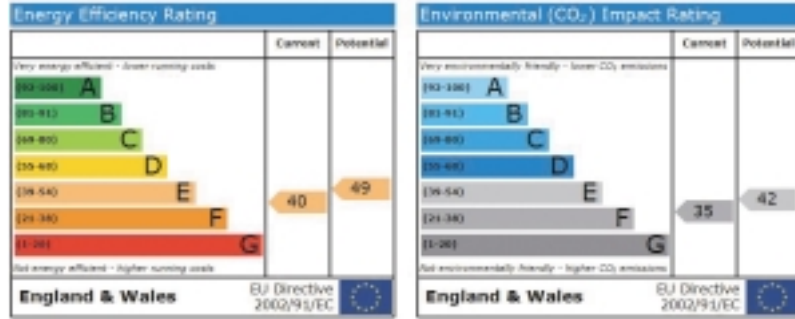
Trafford Borough Council. Council Tax Band ' ' :

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.





GROUND FLOOR



1ST FLOOR

11 KENSINGTON GARDENS, HALE

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 02009

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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