

John N
Hilditch & Co



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

OCCUPYING A SUPERB LOCATION IN THE CORNER OF A QUIET RESIDENTIAL CUL DE SAC A BEAUTIFULLY PROPORTIONED AND SUBSTANTIALLY EXTENDED FOUR BEDROOMED TWO BATHROOMED DETACHED FAMILY HOUSE.

£775,000

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

Acquired in 2002 by our clients and subsequently extended and complete re-modelled this beautifully proportioned detached family house sits in a magnificent corner plot at the head of a quiet residential cul de sac. Briefly the gas centrally heated and double glazed accommodation comprises a covered porch, L shaped entrance hallway with downstairs cloakroom, lounge, dining room and large principal drawing room with vaulted ceiling. Completing the ground floor accommodation is a bespoke fitted kitchen with Aga and solid wood units and a utility room completes the ground floor accommodation. At first floor level leading from a landing are four bedrooms one with en-suite facilities and a family bathroom. Externally is the substantial double garage, ample forecourt parking and the superb gardens as described overleaf.

Kensington Gardens is characterised by a mixture of detached houses most of which were built around the late 1920's. Hale's fashionable village is within five minutes walk with its range of shops and services and Altrincham is a further five minutes away by car with its Metrolink services into Manchester. The urban motorway network and International Airport are literally on the doorstep and sporting and recreational facilities abound.

DIRECTIONS

From the centre of Hale proceed along the main Ashley Road in the direction of St. Peter's Church turning left onto Harrop Road and immediately right onto Bower Road. Turning second left into Kensington Gardens where the property will be found in the far left 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

COVERED PORCH

with a quarry tiled step.

ENTRANCE HALLWAY 5.66 X 3.51 (18'6" X 11'6") NARROWING TO THE REAR TO 1.37 (4'6")

approached via a solid hardwood front door with opaque and bevelled edge glass inset. A wide welcoming L shaped entrance hallway with staircase to first floor and landing. Moulded ceiling cornicing. Telephone point. Central heating radiator.

DOWNSTAIRS CLOAKROOM 2.6 X 1.59 (8'6" X 5'3")

including an useful understairs storage recess. Double leaf radiator. Tiled floor. A white suite of pedestal wash basin and low level wc. Expelair.

DINING ROOM (FRONT) 4.9 X 3.74 (16'0" X 12'3")

rectangular bay window, an inglenook overlooking the superbly manicured gardens to three sides. Moulded ceiling cornicing. Central heating radiator. Dimmer controlled lighting.

LOUNGE (REAR) 4.04 X 5.14 (13'3" X 16'10")

with attractive feature stone fireplace and hearth. Double glazed French door opening onto the rear patio and raised decked area and gardens beyond. Moulded ceiling cornicing. Three wall light points. Double leaf radiator.

FAMILY/GARDEN ROOM (REAR) 6.4 X 4.6 (21'0" X 15'1")

a superb principal living area with vaulted ceiling and additional roof lighting. Large picture windows overlooking the garden. Two French doors one opening onto the rear courtyard garden, one onto a private patio area. There is a striking solid wood floor which runs throughout. Window shutters. Television point. Double leaf radiator.

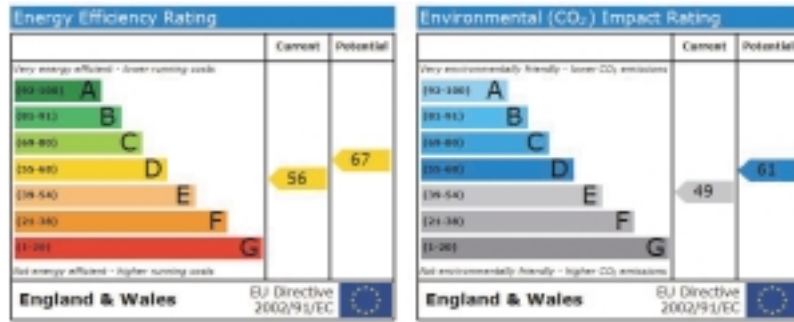
KITCHEN 3.7 X 3.2 (12'1" X 10'6")

completely refitted with a range of bespoke solid wood units comprising inset 1 bowl stainless steel sink unit. A comprehensive range of base cupboards, drawers, matching eye level cupboards and dark granite working surfaces. Built-in gas Aga with three ovens, two hot plates all contained within the original chimney breast recess. Integrated dishwasher. Space for tall fridge freezer. Recessed downlighters. Limestone flooring with underfloor heating. Filtered cold water.

UTILITY ROOM 2.4 X 1.73 (7'11" X 5'8")

Belfast sink unit, base and wall cupboards. Plumbing and space for washing machine. Courtesy door to rear courtyard. Quarry tiled floor. Burglar alarm controls.

Staircase from hallway to first floor and landing.



GROUND FLOOR



1ST FLOOR

5 HORNINGTON GARDENS

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 is given to their operation or efficiency can be given.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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