

*John N*  
**Hilditch & Co**



**3 KINGS PINE, CAVENDISH ROAD,  
BOWDON, CHESHIRE, WA14 2NU**

SET IN AN ESTABLISHED RESIDENTIAL LOCATION CONSTRUCTED IN  
THE YEAR 2002 A BEAUTIFULLY PROPORTIONED FOUR STOREY  
PERIOD STYLE SEMI DETACHED HOUSE WITH THE BENEFIT OF GATED  
ENTRANCE, GARDEN AND GARAGE.

**£845,000**

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

Constructed by Merepark Developments in the year 2002, Kings Pine is a bespoke development of just four Victorian style townhouses set behind two electronically gated entrances.

Briefly the gas centrally heated and double glazed accommodation comprises an entrance porch, hallway with downstairs cloakroom, drawing room, dining room, kitchen and family room. Whilst at lower ground floor level is a large L shaped cinema/family room, utility room and wine store. At first floor leading from a good sized landing is a master bedroom with en-suite, the first floor being completed by bedrooms two and three and a family bathroom. At second floor level is bedroom four which is a large guest bedroom, bedroom five and a bathroom. Externally is a garage, car parking and electronically gated entrance and gardens.

Cavendish Road is characterised by a mixture of large period houses and apartments and is set literally within five to ten minutes walking distance of both Hale and Altrincham. Hale's fashionable village is complemented by Altrincham with its market town centre and Metrolink services into Manchester. Schools for all ages serve the area, the Bollin Valley and Green Belt are on the doorstep and sporting and recreational facilities abound.

## DIRECTIONS

From the centre of Hale proceed across the level crossing to the first set of traffic lights, turning right onto Ashley Road. Turn first left onto Cavendish Road where the property will be found after approximately 250 yards on the left.

## 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 PORCH

ceiling cornicing. Ceiling light. Alarm control. Wide glazed panelled inner door opening to entrance hall.

### ENTRANCE HALL

wide welcoming entrance hall. Ceiling cornicing. Halogen downlighters. Ceiling mounted smoke alarm. Bell chime. Five wall light points. Solid oak flooring. Central heating thermostat. Door to lower ground floor accommodation.

### CLOAKROOM/WC

white suite of wall hung wash basin and low level wc with concealed cistern. Tiled splashback. Large wall mounted mirror. Extractor fan. Halogen downlighters. Solid oak flooring.

### DRAWING ROOM 23'3" X 13'10" (7.09 X 4.22)

accessed via double opening panelled doors from the entrance hall, this is a generously proportioned entertaining room which is complemented by high ceilings. Deep ceiling cornicing. Feature period style fireplace with marble inset and hearth and fitted coal effect gas fire. Brass fronted light and power sockets. Lamp circuit. Television aerial point. Telephone point. Data point. FM aerial point. Six wall light points. Two dimmer switches. Solid oak flooring. Full height bay window to the front of the property. Additional window to the side elevation with obscure glazing.

### DINING ROOM 17'9" X 12'0" (5.41 X 3.66)

again accessed via double opening doors from the entrance hall with solid oak flooring. Ceiling cornicing. Feature period style fireplace with ornate polished brass and tiled insert. Coal effect gas fire and granite hearth. Double opening glazed panelled French windows opening onto the rear patio and garden area. Two windows to the side elevation with obscure glazing. Deep ceiling cornicing. Lamp circuit. Seven wall light points. Brass fronted light and power sockets. Two telephone points.

### KITCHEN AND FAMILY ROOM 21'7" X 10'11" (6.58 X 3.33)

lovely open plan family kitchen, comprehensively fitted with a good range of wall and base units, having ample granite working surfaces over. Integrated appliances include dishwasher, fridge and freezer. Aga style cooker with four ring gas hob and griddle plate and extractor hood above. The family/dining area is divided by a central breakfast bar unit, also with a granite top. Twin sink with mixer taps and waste disposal. Window to the side elevation and orangery style seating area with fitted window seats. Door to garden.

## LOWER GROUND FLOOR

Wall mounted coat hooks. Halogen downlighters. Bell chime. Ceiling mounted smoke alarm. Panelled doors to cinema room/family room.

### CINEMA ROOM/FAMILY ROOM 24'2" X 18'11" (7.37 X 5.77)

large L shaped basement room with high ceilings. This room is ideal as a music room or hobby room and is large enough to be used as a combined sitting room and study. Lamp circuit. Television aerial point. Telephone point. FM aerial point. Halogen downlighters. Two deep double storage cupboards, one with hanging rail, shoe shelf and high level shelf, the other one has a deep storage cupboard with shelves. Two dimmer switches, one of which controls the lamp circuit.

### UTILITY ROOM 18'11" X 9'1" (5.77 X 2.77)

large utility room comprehensively fitted with a range of shaker style units at base level which includes a timber effect work surface with inset Belfast style sink with mixer tap over and storage beneath. Fully integrated Siemens multi programmable washing machine and separate dryer. Door to store room.

### STORE ROOM 9'0" X 5'6" (2.7 X 1.7)

currently used as wine store.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	65
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



### FLOOR PLANS

Not to Scale. For Illustration purposes only.

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