

John N
Hilditch & Co



**5 LINDOP ROAD, HALE
CHESHIRE WA15 9DZ**

COMPREHENSIVELY REFUBISHED BY OUR CLIENTS IN THE LAST TWELVE MONTHS A BEAUTIFULLY PROPORTIONED AND ENLARGED THREE STOREY TURN OF THE LAST CENTURY PERIOD SEMI DETACHED HOUSE SET WITHIN WALKING DISTANCE OF HALE VILLAGE.

£639,950

162/164 Ashley Road, Hale, Cheshire WA15 9SF
Tel: 0161 929 6363 Fax: 0161 929 6333
Email: sales@jhilditch.com

DESCRIPTION

Beautifully refurbished, extended and enlarged by our clients within the last twelve months this house offers stupendous accommodation spread over three floors which would suit either a growing family or a couple. Briefly the gas centrally heated and partly double glazed accommodation comprises a storm porch, L shaped entrance hallway with a downstairs cloakroom/utility. At the front is a formal lounge, whilst to the rear is a beautifully proportioned entertaining room which incorporates a sitting, dining and kitchen area leading out onto the landscaped gardens. The master bedroom sits at top floor level with en-suite dressing room and shower room.

The first floor comprises three bedrooms, an open plan study area which would have been formerly the fifth bedroom and a family bathroom. Externally are the car parking facilities to the front and the landscaped gardens as described to the rear.

This house is presented to a light, tasteful contemporary theme. The area generally is characterised by a mixture of good quality period houses. Hale's fashionable village is within ten minutes walk. Altrincham is just five minutes away by car with its 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 proceed along Ashley Road in the direction of St. Peters Church. Turn left onto Warwick Road, follow Warwick Road around and turn left onto Warwick Drive, first right onto Lindop Road where the property will be found on the right.

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 2.07 X 0.85 (6'10" X 2'9")

with external double doors and window light. Solid original front door with stained glass and leaded light insets.

L SHAPED ENTRANCE HALLWAY 3.8 X 2.41 (12'5" X 7'11")

at the front with an inner hallway area 2.52 x 1.16 (8'3" x 3'9") both with moulded ceiling cornicing. Vertically contemporary radiator. Staircase to first floor and landing. Useful understairs storage cupboard. Burglar alarm controls.

USEFUL WALK-IN UNDERSTAIRS STORAGE

DOWNSTAIRS WC/UTILITY 2.21 X 1.62 (7'3" X 5'4")

with contemporary low level wc. Inset sink unit with a range of wall cupboards, polished beech working surfaces. Plumbing and space for a washer and dryer. Travertine tiled floor. Contemporary stainless steel heated towel rail. Recessed downlighters.

CLOAKS CUPBOARD

LOUNGE (FRONT) 4.78 X 4.28 (15'8" X 14'0")

measured into a classic Victorian angular bay window. The focal point of this room is a striking polished fireplace surround incorporating a coal effect gas fire with tiled hearth flanked to either side by display shelving and storage cupboards. Moulded ceiling cornicing. Picture rail. Two vertically mounted contemporary radiators.

DINING/SITTING AND KITCHEN AREA 7.35 X 6.73 (24'1" X 22'1") NARROWING TO THE REAR TO 4.74 (15'6")

this fantastic entertaining room is separated into three distinct areas. To the rear is an informal sitting area with full width concertina patio doors opening onto a landscaped garden and raised terrace area with sloping ceiling, sloping vaulted ceiling with double glazed velux roof light and ceiling mounted spotlights. A stylish oak floor runs throughout the whole room. In the central part of the room is an informal dining area set around an original fireplace. The kitchen is comprehensively fitted with a range of contemporary units comprising inset 1_ bowl sink unit with a comprehensive range of base cupboards, drawers, matching eye level cupboards all with dark granite work surfaces.

There is also a central island with inset sink unit and concealed bin. Base cupboards. Built-in stainless steel double oven, four ring gas hob with stainless steel canopy. Recessed downlighters. Integrated fridge freezer. Wine fridge. Heated plate drawer. Dimmer controlled lighting.

Staircase to first floor and landing.

FIRST FLOOR & LANDING

LANDING 4.51 X 1.2 (14'9" X 3'11")

plus the staircase to the top floor. This area also opens in turn into an informal study area.

INFORMAL STUDY AREA (FORMERLY A SMALL BEDROOM) 3 X 2.6 (9'10" X 8'6")

with double leaf radiator. Telephone point.

BEDROOM ONE (FRONT) 4.6 X 3.63 (15'1" X 11'11")

with a built-in contemporary double wardrobe. Central heating radiator. Classic angular bay window overlooking the front. Television point. Television point.

BEDROOM TWO 4 X 3.5 (13'1" X 11'6")

single radiator. Recessed book shelving. Television point.

BEDROOM THREE 4.3 X 3.4 (14'1" X 11'2")

exposed recessed fireplace. Single radiator.

BATHROOM 2.32 X 1.68 (7'8" X 5'6")

stylishly fitted with complementary travertine wall and floor tiles with a contemporary white suite of low level wc, inset wash basin with cupboards beneath. Shaped panelled bath with concave tinted shower door with thermostatic shower. Heated towel rail. Recessed downlighters. Heated floor.

Staircase from first floor landing to second floor and landing area.

SECOND FLOOR & LANDING

LANDING AREA 1.34 X 1.86 (4'5" X 6'1")

with double glazed velux roof light.

MASTER BEDROOM SUITE IRREGULAR SHAPED BEDROOM.

BEDROOM 5.84 X 3.6 (19'2" X 11'10")

the focal point of which is a Juliette balcony with inwardly opening Upvc doors overlooking the rear garden. Vertically mounted contemporary radiator. Television point. Telephone point.

DRESSING ROOM 3 X 1.78 (9'10" X 5'10")

overall with recessed storage. Hanging spaces, shelving etc.

EN-SUITE 2.24 X 2.05 (7'4" X 6'9")

with contemporary matching wall and floor tiles. Large walk-in wet area with glass shower screen. Low level wc. Rectangular vanity wash basin with drawer beneath. Velux roof light. Recessed downlighters. Heated towel rail. Heated floor.

EXTERNALLY

To the front are open plan gardens suitable for at least two cars. To the rear the gardens have been beautifully landscaped, enclosed by a tall retaining wall a raised decked area is complemented by a small area of lawn flanked by landscaped raised herbaceous borders. There is a summer house. External lighting and the garden reflects the superb contemporary theme of the house.

SERVICES:

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

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'F':

VACANT POSSESSION UPON COMPLETION

VIEWING:

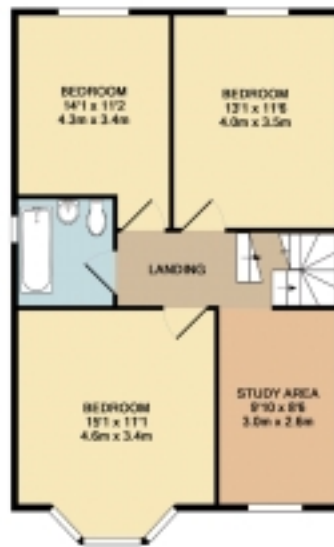
By appointment through the Agent.



Address: 5, Lindop Road, Hale, Cheshire, WA15 9SF
 0161 929 2929 0161 929 6333



GROUND FLOOR



1ST FLOOR



2ND FLOOR

5 LINDOP ROAD

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of plans, windows, doors and any other items are approximate and the responsibility is placed on any purchaser or lessee. 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 we guarantee only their availability at the time of the plan.
 Made with Neoplan 100/12

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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