

*John N*  
**Hilditch & Co**



**10 LISSON GROVE, HALE,  
CHESHIRE, WA15 9AE**

OCCUPYING A TRULY CENTRAL LOCATION A MAGNIFICENTLY  
REFURBISHED FIVE BEDROOMED TWO BATHROOMED (PLUS  
CLOAKROOM) TURN OF THE LAST CENTURY SEMI DETACHED HOUSE  
WITH EXPANSIVE ACCOMMODATION SPREAD OVER THREE FLOORS  
PLUS CONVERTED CELLARS.

**O/A £925,000**

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

Beautifully refurbished and extended by our clients in recent times this magnificent four storey house occupies a truly central location within Hale village yet set within an extremely quiet backwater. Briefly the gas centrally heated accommodation comprises a veranda style porch with outside light, a welcoming entrance hallway which in turn leads to a superb principal entertaining room, large separate dining room, L shaped breakfast kitchen with under floor heating and a range of top class contemporary units with granite worktops. Completing the ground floor is a useful utility room and downstairs wc. At lower ground floor level are a suite of cellar rooms which have been converted and could be used as a further utility room/study/cinema room etc. At first floor level leading from a wide split level galleried landing is a master bedroom with en-suite, two further double bedrooms and a beautifully crafted Victorian style bathroom. At second floor level are two further double bedrooms sharing a Jack and Jill facility. There are bespoke plantation shutters at the vast majority of windows throughout the house. Externally are the ample block paved forecourt parking facilities and gardens as described overleaf.

Whilst retaining many of the fine original features this house is presented to a light, tasteful airy contemporary theme, hidden modern adjustments include under floor heating, sky television piped throughout the house and a top quality range of kitchen and sanitary ware. The area generally is characterised by a mixture of large period houses many of which have been substantially altered and enlarged. Hale's fashionable village lies literally within one hundred yards walk. Altrincham's busy market town centre with Metrolink services into Manchester lies close at hand. The urban motorway network and International Airport are on the doorstep. Sporting and recreational facilities abound.

## DIRECTIONS

From the centre of Hale turn into Lisson Grove 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

### OVERHANGING VERANDA STYLE PORCH

with quarry tiled step. Original solid hardwood front door with ornate opaque and frosted glass inset leading to entrance hallway.

### ENTRANCE HALLWAY 3.47 X 2.87 (11'4" X 9'5")

with staircase to upper floors and landing. Central heating thermostat. Telephone point. Victorian style radiator. Moulded ceiling corning. Window shutters. Burglar alarm controls.

### LOUNGE (FRONT) 5.98 X 4.88 (19'7" X 16'0")

the focal point of which is a striking fireplace surround with slate inset and granite hearth incorporating a coal effect gas. Rectangular bay window with window shutters. Television point. Two Victorian style radiators. Deep moulded ceiling corning. Picture rail. Three wall light points.

### DINING ROOM 4.95 X 4 (16'2" X 13'1")

again a striking feature fireplace with carved timber surround. Slate inset, granite hearth and a coal effect gas fire set within a chrome surround. Victorian style radiator. Two picture windows with window shutters. Two wall light points. Deep moulded ceiling corning.

### SMALL INNER VESTIBULE AREA 1.8 X 2.02 (5'11" X 6'8")

giving access to lower ground floor. With external access to the side courtyard.

### BREAKFAST ROOM AND KITCHEN (L SHAPED) 5.92 X 3.27 (19'5" X 10'9")

### WIDENING AT THE REAR TO 5.32 (17'5") SEPARATED INTO TWO DISTINCT AREAS.

There is a substantial breakfasting area capable of taking a large table and chairs with a range of built-in units, wall mounted plasma television point. Whilst the kitchen has been delightfully refitted with a range of contemporary units comprising inset stainless steel sink with a comprehensive range of base cupboards, drawers, matching eye level cupboards and light mottled granite working surfaces. Built-in Range Master stainless steel cooker with twin ovens, five ring gas hob and hot plate with a stainless steel overhead canopy and granite backing. Integrated dishwasher, refrigerator, freezer. Recessed downlighters.

NB: THERE IS UNDERFLOOR HEATING RUNNING THROUGHOUT THE BREAKFAST ROOM AND KITCHEN.

### UTILITY ROOM 1.99 X 1.85 (6'6" X 6'1")

fitted with a range of matching units to those in the kitchen with matching granite tops and ill. Plumbing for a washer and dryer. Wall mounted cupboards. Under floor heating thermostat. Recessed downlighters.

### DOWNSTAIRS WC 1.53 X 1.03 (5'0" X 3'4")

contemporary white suite of low level wc, wall mounted wash basin with cupboards beneath with complementary tiled floor tiles and walls.

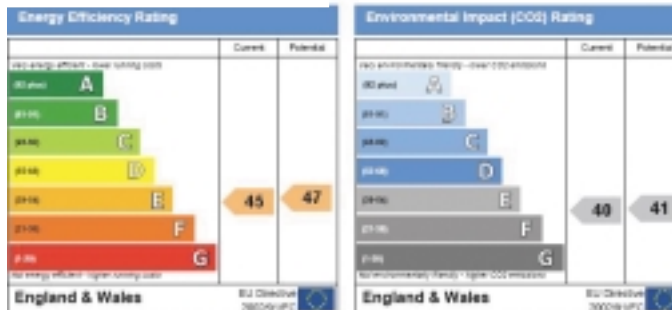
Staircase to lower ground floor.

## LOWER GROUND FLOOR

Beneath this house are extremely useful cellars, converted and tanked with recessed downlighters throughout. This area has been left as a blank canvass and would ideally suit a small study/media room/gymnasium etc. At the base of the stairs is a reception area.



Address: 16, Lisson Grove, Hale, Cheshire, WA15 9SF  
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### FLOOR PLANS

Not to Scale. For Illustration purposes only.

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