

John N
Hilditch & Co



**19 LONGACRES ROAD, HALE BARNES,
CHESHIRE, WA15 0RS**

OCCUPYING AN EXTREMELY POPULAR LOCATION A BEAUTIFULLY RE-MODELLED DETACHED HOUSE APPOINTED TO THE HIGHEST POSSIBLE STANDARD.

£675,000

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

DESCRIPTION

Completely re-modelled in recent times this beautifully proportioned four/five bedroomed detached house offers well planned accommodation spread over two floors. Briefly the gas centrally heated and double glazed accommodation comprises a recessed porch, entrance hall, sitting room, dining room, family room and a large dining kitchen with cloakroom and shower. At first floor leading from a galleried landing is a master suite of bedroom, walk-in closet and shower room, four further bedrooms one of which could double up as a study and a family bathroom. Externally is a good sized garage, ample forecourt parking and gardens as described overleaf.

This particular area is characterised by a mixture of bungalows and re-modelled houses many of which have virtually been completely re-built. Hale Barns village lies within a mile and Altrincham and Hale are both within easy striking distance. The urban motorway network and International Airport are on the doorstep. The Bollin Valley and Green Belt are literally close at hand.

DIRECTIONS

From the centre of Hale Barns proceed down Tithebarn Road which runs into Chapel Lane. Chapel Lane then bears to the left, continue for approximately four hundred yards, turning left into Longsides Road and immediately right into Longacres 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

RECESSED PORCH

hardwood panelled/double glazed leaded light effect door in matching side screen. Quarry tiled floor.

ENTRANCE HALL 20'6" X 5'6" (6.24 X 1.67) WIDENING TO 8'3" (2.51)

a spacious entrance to the accommodation with the spindle balustrade staircase returning to one side beneath the galleried landing. Natural wood flooring. Coved cornice and ceiling moulding. Two concealed radiators.

SITTING ROOM 15'0" X 12'0" (4.57 X 3.65)

featuring a stone Minster style fireplace with a marble insert and hearth and living flame gas coal fire framed in brass. Leaded light effect double glazed window. Cornice and ceiling moulding. Radiator.

DINING ROOM 14'0" X 11'6" (4.26 X 3.5)

cornice. Radiator. Leaded light effect Upvc double glazed window.

REAR FAMILY ROOM 18'3" X 11'0" (5.56 X 3.35)

with double opening Upvc double glazed French windows to the paved terrace and gardens beyond. Wooden flooring. Coved cornice. Radiator.

DINING/FAMILY ROOM/KITCHEN 25'3" X 11'6" (7.69 X 3.5)

a superb open plan area with space to the rear for a table and chairs and sofa with double opening double glazed French windows to the terrace. The tiled floor continues into the kitchen area.

Kitchen Area fitted with a comprehensive range of natural wood fronted units beneath polished granite work surfaces incorporating an inset 1_ bowl stainless steel sink unit with cupboards beneath and integrated dishwasher. Matching base and wall cupboards. Glass fronted illuminated display cabinet and plate rack and integrated washer/dryer, refrigerator and separate freezer. A central island with a large polished granite surface and drawers beneath also creates a breakfast bar for four/six and includes the four ring gas hob beneath a suspended stainless steel light/extractor canopy. Recessed low voltage lighting. Cornice. Radiator.

CLOAKROOM/WC

SHOWER ROOM

with walk-in shower cubicle and pedestal wash basin.

FIRST FLOOR & LANDING

GALLERIED LANDING

with a spindle balustrade. Radiator.

MASTER SUITE

BEDROOM ONE 16'0" X 12'0" (4.87 X 3.65)

with interesting sloping ceilings and Upvc double glazed leaded light effect window.

WALK-IN CLOSET

with hanging rails on each side and opening into the shower room.

SHOWER ROOM

wide tiled cubicle in stainless steel/glass, pedestal wash basin and low level wc. Tiled floor. Extractor. Radiator.

REAR BEDROOM TWO 13'6" X 10'6" (4.11 X 3.2)

Upvc double glazed window. Radiator.

REAR BEDROOM THREE 12'0" X 11'3" (3.65 X 3.42)

Upvc double glazed window. Radiator.

FRONT BEDROOM FOUR 10'6" X 10'3" (3.2 X 3.12)

sloping ceilings with exposed beams. Radiator.

STUDY/BEDROOM FIVE 8'3" X 7'9" (2.51 X 2.36)

an ideal home office positioned to the rear overlooking the gardens. Radiator.

FAMILY BATHROOM 11'3" X 6'9" (3.42 X 2.05)

white/chrome suite including an enamel panelled bath, pedestal wash basin and low level wc all in tiled surrounds. Tiled floor. Radiator. Extractor.

EXTERNALLY

A wide gravel surfaced driveway forms a parking area with a raised flower bed to one side and leads to the garage.

GARAGE 17'0" X 9'0" (5.18 X 2.74)

up and over door. To the rear is the pressurised hot water cylinder and wall mounted gas central heating boiler. Light and power supplies.

SERVICES:

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

TENURE:

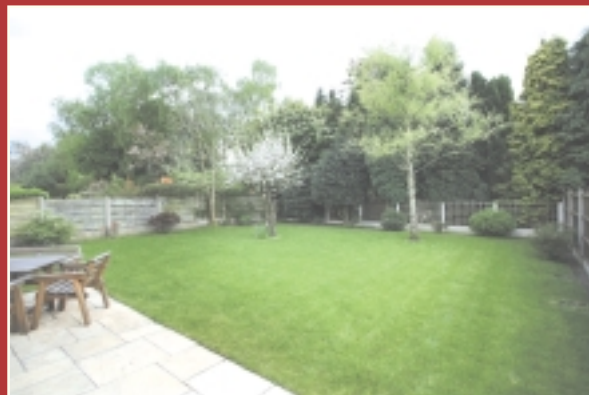
ASSESSMENT:

Trafford Borough Council Council Tax Band 'F'

VACANT POSSESSION UPON COMPLETION

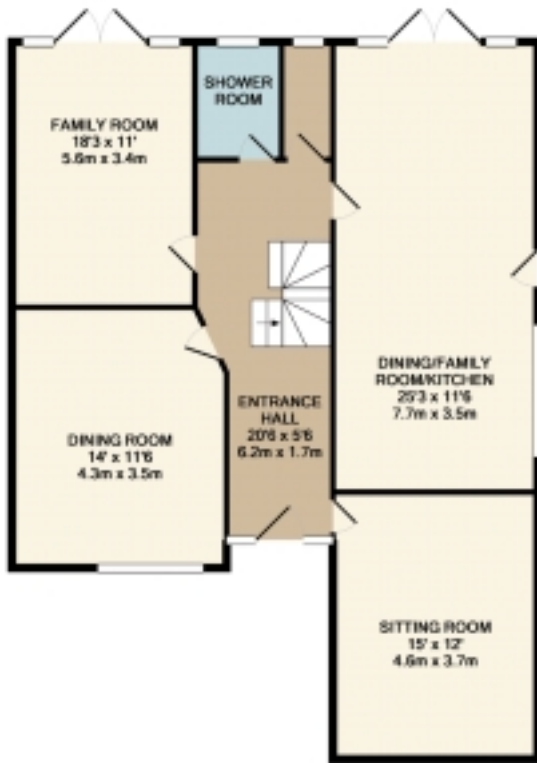
VIEWING:

By appointment through the Agent.

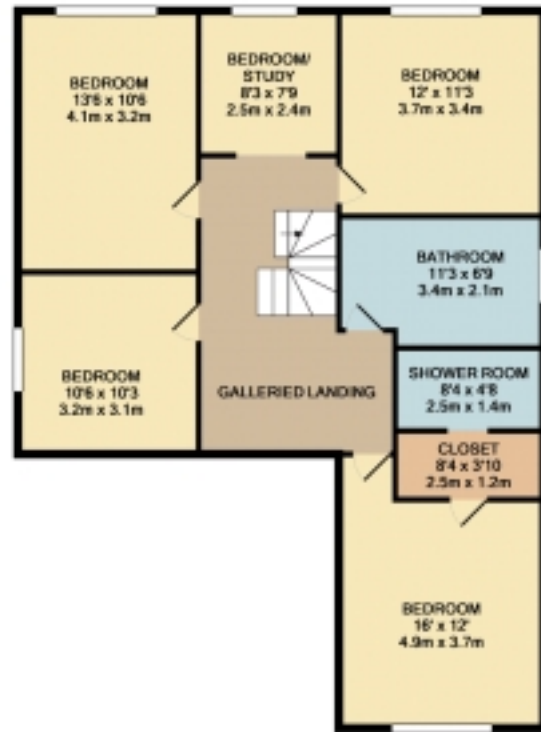


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		55	62
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

18 LONGACRES ROAD, HALE BARNES

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 Metaplan 00013

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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