

John N  
**Hilditch & Co**



OAKDENE, LEICESTER ROAD  
HALE, CHESHIRE, WA15 9QA



# OAKDENE, LEICESTER ROAD, HALE, CHESHIRE, WA15 9QA

Constructed around the turn of the last century Oakdene is a classic detached house sitting in a wide plot on what is regarded as one of Hale's most fashionable roads.

The property which is approached via a gated entrance comprises an attractive entrance hall with cloakroom incorporating a wc, there is a good sized lounge, separate dining room and sitting room and there is a fully fitted kitchen with large adjacent conservatory. There are extensive cellars including a utility room and these have potential for conversion into further living space.

On the first floor is a master bedroom with en-suite facilities, guest bedroom also with en-suite facilities and two further bedrooms plus a family bathroom. The second floor which has interior and exterior access comprises a sitting room, kitchen and two bedrooms. The property is warmed by gas fired central heating.

Leicester Road is characterised by a mixture of top class detached and semi detached houses plus some luxury apartments. The property is located within flat walking distance of Hale's fashionable village with its range of shops and services. Altrincham and its busy market town is located within five minutes drive, the urban motorway network and International Airport are on the doorstep. Sporting and recreational facilities abound. The Bollin Valley and Green Belt are literally on the doorstep.

## DIRECTIONS

From the centre of Hale proceed up Westgate to the junction with Broomfield Lane. Turn immediately right onto Ollerbarrow Road, first left onto Leicester 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

### CANOPY PORCH

ENTRANCE HALL  
stairs to first floor.

### WC/CLOAKS

wash basin. Separate wc. Low level suite.

### DINING ROOM 17'0" (5.18) X 14'3" (4.34)

at the front of the house and able to accommodate a substantial place setting. Bay window.

### DRAWING ROOM 16'0" (4.88) X 14'0" (4.27)

a splendid main entertaining room situated at the rear of the property overlooking the gardens through a square bay window. Superb feature fireplace.

### SITTING ROOM 13'8" (4.17) X 13'4" (4.06)

a valuable additional reception room used as a very comfortable family room by our clients.

### BREAKFASTING KITCHEN 17'7" (5.36) X 10'1" (3.07)

an extensive range of fitted base cupboards and drawers. Good range of built-in appliances. Double doors through to conservatory.

### CONSERVATORY 17'10" (5.44) X 10'3" (3.12)

a wonderful room which brings the garden into the house with lovely views. French windows to patio.

## LOWER GROUND FLOOR

The property has a good range of basement rooms. An excellent range of facilities with five distinct chambers, one of which is utilised as an excellent laundry room. This space generally has excellent potential for conversion into further living accommodation subject to necessary consents.

### ROOM ONE 18'0" (5.49) X 16'3" (4.95)

### ROOM TWO 16'7" (5.05) X 14'4" (4.37)

### ROOM THREE 12'5" (3.78) X 10'9" (3.28)

### ROOM FOUR 10'6" (3.2) X 10'5" (3.18)

### LAUNDRY 14'2" (4.32) X 12'8" (3.86)

## FIRST FLOOR & LANDING

### LANDING

### MASTER BEDROOM 14'4" (4.37) X 12'6" (3.81)

a well proportioned main room with a square bay window and a range of fitted wardrobes.

### EN-SUITE BATHROOM

tiled shower cubicle. Wash basin. Wc low level suite.

### BEDROOM TWO 11'11" (3.63) X 10'7" (3.23)

overlooking the gardens to the side. A well proportioned double bedroom with built-in wardrobes.

### EN-SUITE BATHROOM

panel bath. Wash basin. Wc low level suite.

### BEDROOM THREE 13'9" (4.19) X 12'3" (3.73)

double bedroom. Wash basin.

### BEDROOM FOUR 11'8" (3.56) X 9'10" (3)

wash basin.

### FAMILY BATHROOM

pannelled bath. Tiled shower cubicle. Wash basin. Wc. Low level suite. Built-in airing cupboard.

## SECOND FLOOR

This section of the house has been converted into a fabulous self contained apartment with its own separate entrance to the first floor via a spiral staircase as well as interior access.

## SELF CONTAINED APARTMENT

### BEDROOM FIVE 14'2" (4.32) X 12'11" (3.94)

### BEDROOM SIX 13'10" (4.22) X 8'6" (2.59)

### SITTING ROOM 13'8" (4.17) X 13'4" (4.06)

spacious sitting room. A great second floor living room with a square bay window.

### KITCHEN 10'6" (3.2) X 10'0" (3.05)

a good range of units and built-in appliances.

### BATHROOM

wc low level suite, panel bath with shower there over and wash basin.

## EXTERNALLY

### DETACHED GARAGE

### GARDENS

the gardens are a particular feature of this house with the property occupying a corner plot with lovely good sized and mature gardens mainly laid to lawn. Well stocked with many fine mature plants and shrubs and a particularly attractive formal garden area with feature fountain just outside the conservatory.

### SERVICES:

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

### TENURE:

Freehold. Subject to a chief rent of £10 per annum.

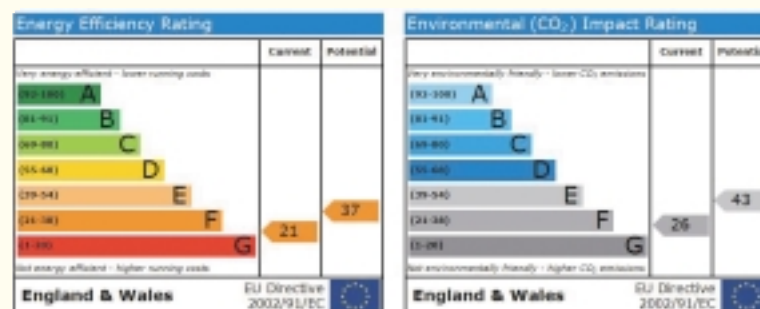
### ASSESSMENT:

Trafford Borough Council. Council Tax Band 'G'

### VACANT POSSESSION UPON COMPLETION

### VIEWING:

By appointment through the Agent.



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