

John N
Hilditch & Co



**15 OLLERBARROW ROAD, HALE,
CHESHIRE, WA15 9PP**

OCCUPYING ARGUABLY ONE OF THE MOST POPULAR ROADS IN THE CENTRE OF HALE VILLAGE A MAGNIFICENTLY PROPORTIONED AND STYLISHLY FINISHED SIX BEDROOMED THREE BATHROOMED PERIOD SEMI DETACHED HOUSE SITTING IN WELL PROPORTIONED GARDENS.

£1.045M

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DESCRIPTION

Beautifully refurbished by our clients over the last few years this house offers expansive accommodation spread over four floors. Briefly the gas centrally heated and double glazed accommodation comprises a veranda style porch, wide welcoming entrance hallway with downstairs cloakroom and utility room, three genuinely well proportioned reception areas are complemented by a stylish contemporary kitchen with every modern appliance with an orangery style finish opening onto a private sunken terraced area. There are stairs leading down to basement area which includes a living area/playroom, shower room and boiler room/store. At first floor level leading from a large L shaped landing are three good sized bedrooms and a family bathroom whilst at second floor level are three further double bedrooms and an additional bathroom. Externally is a garage, ample car parking and the gardens as described overleaf.

This house genuinely flows over four floors and retains many of the fine original Victorian features. The area generally is characterised by a mixture of top class refurbished period houses and is set literally within five minutes walking distance of the village. Hale's fashionable village with its range of shops and restaurants is complemented by Altrincham with its market town centre and Metrolink services into Manchester. The urban motorway network and International Airport are on the doorstep. Sporting and recreational facilities abound. The Bollin Valley and Green Belt are close by.

DIRECTIONS

From the centre of Hale proceed up Westgate to the junction with Broomfield Lane. Turning right onto Broomfield Lane, turn immediately right onto Ollerbarrow Road where the property will be found on the left just beyond Leicester Road.

NB: PEDESTRIAN ACCESS CAN ALSO BE ACHIEVED BY WALKING UP CAMBRIDGE ROAD FROM THE CENTRE OF THE VILLAGE THROUGH THE PEDESTRIAN WALK WAY TO OLLERBARROW ROAD.

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

VERANDA STYLE CANOPIED PORCH

with quarry tile step. Original solid hard wood front door with opaque glass. Leaded light and stained glass insets. Leading to entrance hallway.

ENTRANCE HALLWAY 5.61 X 4.09 (18'4" X 13'5") NARROWING AT THE REAR TO 2.36 (7'9")

with a stylish polished stripped floor running throughout the entrance hallway. Tall ceilings with moulded ceiling cornicing. Stained glass windows. Central heating radiator. Dado rail and tall skirting boards.

DOWNSTAIRS WC 2.74 X 1.14 (9'0" X 3'8")

partly tiled walls. Wall mounted wash basin. Low level wc. Double leaf radiator. From the rear of the hallway is also a utility room.

UTILITY ROOM 2.43 X 1.86 (8'0" X 6'1")

with an inset single drainer stainless steel sink unit set in a granite surround with base cupboards, matching wall and eye level cupboards. Plumbing and space for washer and dryer. Double leaf radiator. Burglar alarm controls.

LOUNGE (FRONT) 5.41 X 4.88 (17'9" X 16'0")

the focal point of which is a striking carved timber fireplace surround with antique tiled inset. Tiled hearth incorporating a space for a real fire. Tall angular bay window with large double glazed picture windows. Two central heating radiators. Moulded ceiling cornicing. Picture rail.

DINING/BREAKFAST ROOM 3.69 X 4 (12'1" X 13'1")

with a solid wood floor which runs through into the breakfast kitchen. Deep moulded ceiling cornicing. Double leaf radiator. Floor to ceiling stripped pine original cupboards. Staircase to lower ground floor and basement.

FAMILY ROOM 5.34 X 5 (17'6" X 16'4")

with a stylish feature fireplace incorporating a wood burning stove with stone hearth. Angular bay window overlooking the rear garden with stained glass insets. Television point. Central heating radiator. Dado rail. Moulded ceiling cornicing.

KITCHEN 6.22 X 3.87 (20'5" X 12'8")

stylishly refitted with a range of contemporary units comprising inset 1_ bowl stainless steel sink unit with a comprehensive range of base cupboards, drawers, matching eye level cupboards and light mottled granite work tops. Peninsular breakfast bar suitable for half a dozen people with granite work tops and a range of cupboards beneath. Built-in Siemens double oven, microwave, five ring stainless steel hob with matching canopy. Plumbing and space for a dishwasher. Space for large American style fridge and freezer. Stainless steel pull out pan drawer. Vaulted ceiling with an orangery style finish with double doors opening out onto a private York stone flagged patio and garden. Staircase from ground floor to lower ground floor.

LOWER GROUND FLOOR

With a continuation of the solid wood floor the basement has been converted into a stylish informal living area.

LIVING AREA/PLAY ROOM 5.73 X 5.21 OVERALL (18'9" X 17'1")

with recessed downlighters. Window to the rear with lightwell. Plus a range of contemporary storage facilities with space for a flat screen television etc. Double leaf radiator. Adjacent to this is a vestibule area.

