

*John N*  
**Hilditch & Co**



**12 PARK ROAD, HALE  
CHESHIRE, WA15 9NJ**

ARGUABLY ONE OF THE FINEST PROPERTIES OF ITS TYPE TO COME TO THE MARKET IN RECENT TIMES A BEAUTIFULLY PRESENTED THREE STOREY TURN OF THE LAST CENTURY DETACHED HOUSE SITTING IN A LARGE CORNER PLOT IN ONE OF HALE'S MOST POPULAR LOCATIONS.

**£999,500**

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## DESCRIPTION

Beautifully refurbished by our clients over the last few years, 12 Park Road sits in an immaculately manicured large corner plot with superb southerly facing orientation. Briefly the accommodation which is laid out over three floors plus cellars comprises a substantial veranda style porch, large welcoming entrance hallway with feature fireplace, two large principal entertaining rooms and a truly stupendous breakfast room and kitchen. The kitchen area having been totally refitted with a range of solid oak Fired Earth units with every modern appliance with an informal breakfasting area to the rear all with marble floor with under floor heating. Leaving the entrance hallway is a walnut staircase which rises to a small galleried landing which in turn leads to the master bedroom with its en-suite facilities. Two further double bedrooms one of which is in use as a dressing room, are then complemented by a refitted family bathroom. At second floor level are three further double bedrooms and a shower room all leading from a large reception study landing.

This house is presented to a light, tasteful airy theme. The house is beautifully decorated and is presented as something of a blank canvass, however much care and attention has been spent in the refitting of the bathrooms all with Fired Earth fittings and tiling. The kitchen has been fitted with a range of solid oak Fired Earth units whilst externally the gardens are manicured and landscaped and are described overleaf.

This section of Park Road is characterised by a mixture of turn of the last century houses, however there will be few that are presented to such an excellent standard. Hale's fashionable village lies within five to ten minutes walk, Altrincham is close at hand with its busy market town centre and regular Metrolink services into Manchester. Schools for all ages serve the area, the Bollin Valley and Green Belt are on the doorstep and sporting and recreational facilities abound. The urban motorway network and International Airport are literally within ten to fifteen minutes drive.

As of particular interest to some buyers will be a huge suite of cellar chambers. The cellars which are split into four distinct areas have incomparable properties being converted to a media room, gymnasium, home office etc. which would enlarge the already impressive living accommodation. There is also external access which would provide the potential for a self contained apartment.

## DIRECTIONS

From the centre of Hale proceed along Ashley Road past St. Peter's Church, after approximately five hundred yards turn left onto Park Road, the property will be found on the right hand side opposite Warwick Drive and on the corner of Laburnum Lane.

## 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

#### SUBSTANTIAL VERANDA STYLE PORCH

with quarry tiled step and waist high wrought iron work. Solid original hardwood front door with opaque glass and leaded light inset with stained glass.

#### RECEPTION HALLWAY 5.68 X 3.44 (18'7" X 11'3")

a wide welcoming entrance with staircase sweeping to the upper floors. Attractive stripped polished floor boarding which runs throughout much of the ground floor. The focal point of this entrance is a feature fireplace with slate inset and hearth incorporating a coal effect gas fire. Victorian style radiator. Central heating thermostat.

#### INNER HALLWAY AREA

with access to lower ground floor.

#### FORMAL LOUNGE (FRONT) 4.6 X 4.56 (15'1" X 14'11")

with a diagonal measurement of 7 metres into a pentagonal bay with a wide view across the side and front gardens. Tall floor to ceiling picture windows (sealed double glazing) with an original window seat. The room itself has tall ceilings, moulded ceiling cornicing. Central ceiling rose. Picture rails and the focal point of a carved fireplace surround with stainless steel range style inset with coal effect gas fire. Two Victorian style radiators. Wall mounted plasma television point.

#### DINING ROOM/PLAYROOM 4.8 X 4.6 (15'9" X 15'1") WITH A DIAGONAL MEASUREMENT OF 7.03 (23'0")

into an identical bay to that in the principal living room this time with fantastic views across the side and rear garden. French door opening onto a raised patio area. Tall picture windows. Deep moulded ceiling cornicing. Central ceiling rose. Picture rail. Three Victorian style radiators. The focal point of this room is also a carved fireplace surround with stainless steel range style inset with coal effect gas fire. Dimmer controlled lighting.

#### BREAKFAST ROOM AND KITCHEN 10.16 X 3.96 (33'4" X 13'0") WIDENING AT THE REAR TO 5.5 (18'0")

the rear section is set out as an informal breakfasting and sitting area with more than ample space for a substantial table and chairs. The sitting area opens onto a raised patio and the gardens through a pair of French doors with an additional triangular picture window overlooking the rear garden. There is a vaulted ceiling with suspended ceiling lights. Television point. Travertine floor which runs throughout the breakfast room and kitchen. The kitchen is beautifully fitted with a range of Fired Earth units comprising an inset double Belfast style sink unit with a comprehensive range of solid oak units with base drawers, matching eye level cupboards, plate racks, wine rack etc. with complementary heat resistant oak working surfaces. There is a built-in Aga with three ovens and six ring gas hob contained within an original chimney breast. Expelair. Integrated dishwasher. Space for a twin American style fridge freezer. Partly tiled walls. Tall ceilings with recessed downlighters. Large range of picture windows overlooking the side garden. Victorian style radiator. Staircase from inner hallway to lower ground floor and cellar

### LOWER GROUND FLOOR AND CELLAR

Beneath the house are a range of cellar chambers. There is a reception area at the base of the stairs.

#### RECEPTION AREA 5.65 X 3.36 (18'6" X 11'0")

#### FRONT CELLAR CHAMBERS 4.67 X 4.8 (15'4" X 15'9")

with double leaf radiator. Also housing trip switches, metres etc.

#### REAR CELLAR CHAMBER 4.6 X 4.62 (15'1" X 15'2")

double leaf radiator.



