John N Hilditch & Co

96 PARK ROAD, HALE
CHESHIRE, WA15 9LF

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Occupying one of Hale's most prestigious locations within walking distance of the village this house has been beautifully refurbished and substantially enlarged by our clients since it's acquisition and now offers arguably one of the finest examples of a substantial period house in the area.

Briefly the gas centrally heated accommodation comprises a reception hall, drawing room, dining room, breakfast kitchen which has been delightfully refitted, complemented by an informal lounge. At lower ground floor level is a television room, guest room/sitting room, study, utility room and shower. At first floor level leading from a good sized landing is a master bedroom with dressing room and en-suite, second bedroom and bathroom. At second floor level are bedrooms three to five and a family bathroom. Externally are large gardens extending to nearly a third of an acre, providing ample forecourt parking all set behind an impressively gated entrance. There is a detached coach house with a dining kitchen, lounge, shower room bedroom and bedroom/sitting area. Whilst externally is an integral garage, a heated swimming pool and ample forecourt parking.

Much care and attention has been spent in the preparation of this house which retains many of the fine original features. The kitchen was custom built and individually designed by Martin Moore of Altrincham, there are beautiful stained glass windows, fireplaces and a handsome carved oak staircase. The house is fully alarmed and has integrated CCTV. There are solid oak floors and deep moulded ceiling skirting boards. High quality bathroom fittings are complemented by limestone wall and floor tiling.

The area generally is characterised by a mixture of top class detached and semi detached properties. Hale's fashionable village lies within ten minutes walk with its range of restaurants and shops, whilst Altrincham with its busy market town centre and Metrolink services into Manchester also 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 proceed along Ashley Road towards the Old Bleeding Wolf public house, turning left onto Park Road. Continue for four hundred yards turning left just past the dry cleaners which is a continuation of Park Road. After a further four hundred yards the property will be found on the right facing Bower 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

RECEPTION HALL 3.7 X 3.3 (12'2" X 10'10")
DRAWING ROOM 5.6 X 5.1 (18'4" X 16'9")
DINING ROOM 6 X 4.1 (19'8" X 13'5")
BREAKFAST KITCHEN PLUS DINING ROOM 5.1 X 4.1 PLUS 6.1 X 3.4 (16'9" X 1'4" PLUS 20'0" X 11'2")
LOUNGE 6.1 X 5 (20'0" X 16'5")

LOWER GROUND FLOOR

TELEVISION ROOM/PLAYROOM 5.9 X 4 (19'4" X 13'1")
GUEST ROOM/SITTING ROOM 5.3 X 3.6 PLUS BAY (17'5" X 11'10" PLUS BAY)
STUDY 2.6 X 2.3 (8'6" X 7'7")
UTILITY 4 X 3.4 PLUS RECESSES (13'1" X 11'2" PLUS RECESSES)
SHOWER ROOM 2.2 X 2.5 (7'3" X 8'2")

FIRST FLOOR

MASTER BEDROOM 5.1 X 4.1 (16'9" X 13'5")
DRESSING ROOM 5.1 X 4.1 (16'9" X 13'5")
EN-SUITE 3.8 X 2.4 (2'6" X 7'10")
BEDROOM TWO 5.1 X 5.1 (16'9" X 16'9")
BATHROOM 4 X 2.6 (13'1" X 8'6")

SECOND FLOOR

BEDROOM THREE 5.5 X 3.7 (18'1" X 12'2")
BEDROOM FOUR 5.2 > 4 X 3.7 (17'1" > 13'1" X 12'2")
BEDROOM FIVE 3.7 X 2.7 (12'2" X 8'10")
BATHROOM 4.8 X 2.5 (15'9" X 8'2")
COACH HOUSE
DINING KITCHEN AREA 4.3 X 4.2 (14'1" X 13'9")
LOUNGE 5 X 4.3 (16'5" X 14'1")
SHOWER ROOM 2 X 2.9 (6'7" X 9'6")
BEDROOM/SITTING AREA 6.7 X 4.3 (22'0" X 14'1")
BEDROOM 4.2 X 3.3 (13'9" X 12'2")

EXTERNALLY

INTEGRAL GARAGE 8.3 X 3.4 (27.3 X 11.2)
HEATED SWIMMING POOL – TOTALLY SECURE

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

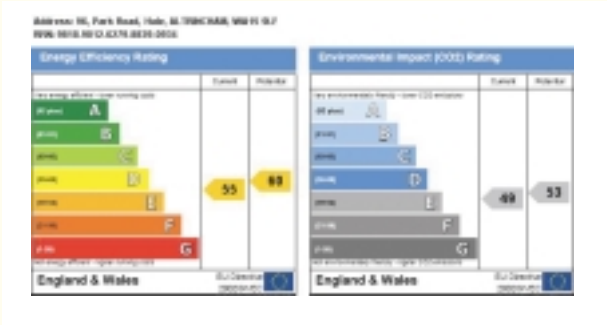
TENURE:

ASSESSMENT:
Trafford Borough Council. Council Tax Band ' '

VACANT POSSESSION UPON COMPLETION

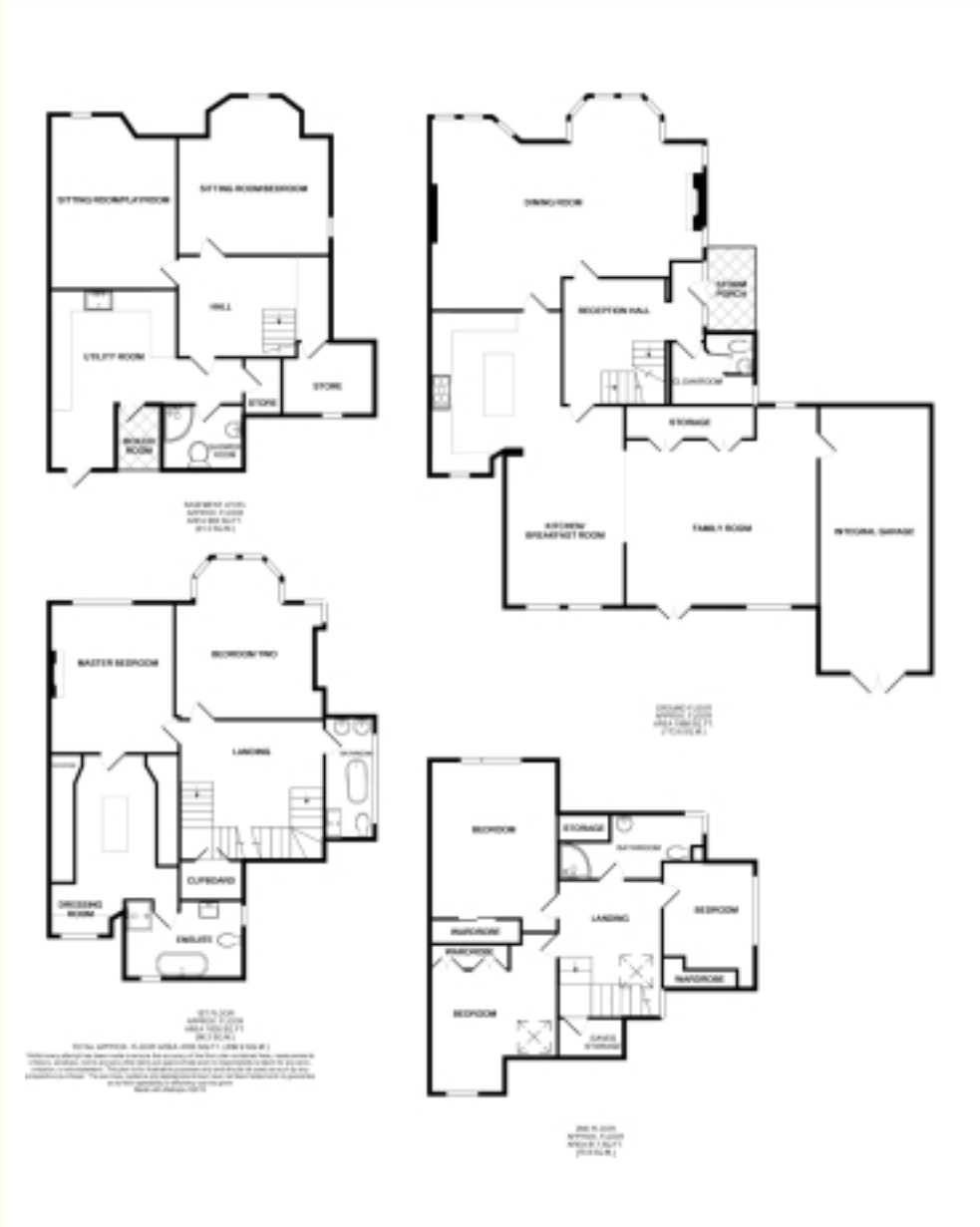
VIEWING:
By appointment through the Agent.

N.B. THE APPLIANCES AT THIS PROPERTY HAVE NOT BEEN TESTED BY OURSELVES.



FLOOR PLANS

Not to Scale. For Illustration purposes only.



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