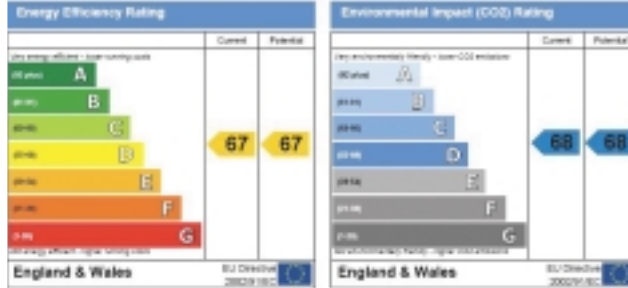


Address: 12, Pennine Drive., ALTRENCHAM, WA14 4NH
 RRN: 0463-2631-6666-0001-1935



FLOOR PLANS
 Not to Scale. For Illustration purposes only.

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

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John N
Hilditch & Co



**12 PENNINE DRIVE, ALTRINCHAM
CHESHIRE WA14 4NH**

OFFERING OUTSTANDING ACCOMMODATION SPREAD OVER THREE FLOORS AN EIGHT BEDROOMED, SIX BATHROOMED DETACHED FAMILY HOUSE SITTING IN A WELL PROPORTIONED PLOT.

£990,000

162/164 Ashley Road, Hale, Cheshire WA15 9SF
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DESCRIPTION

This particular house really must be seen to appreciate the expansive accommodation spread over three floors. Offering eight bedrooms and six bathrooms this truly is a very large house. Set in well maintained mature gardens in a quiet residential cul de sac the accommodation which boasts gas fired central heating and Upvc double glazing comprises a large L shaped entrance hallway, principal living room, family room, dining room, games room, breakfast kitchen and utility room. Whilst at first floor level leading from a large landing with sitting area is a master bedroom with en-suite dressing room and bathroom, the first floor comprises a further four bedrooms all but one having en-suite facilities. At the second floor by way of a conversion are three further bedrooms making eight in all and an additional bathroom making six in all. Externally is a double garage, ample forecourt parking and the gardens as described overleaf.

This property has been massively extended in recent times and although perhaps now in need of a modicum of updating offers truly unrivalled accommodation in the price range. The area generally is characterised by a mixture of 1970's detached houses many of which have been re-modelled in recent times and one of the benefits will be the quiet location yet its handiness for Altrincham town centre with its Metrolink services and market town centre. The urban motorway network and International Airport are on the doorstep. Sporting and recreational facilities abound. Hale's fashionable village lies within five to ten minutes drive.

DIRECTIONS

From the centre of Altrincham proceed up the main A56 through the yellow speed camera, continue for a further four hundred yards turning right into Bradgate Road. Immediately right into Suffolk Road. Left onto Harrington Road. Follow Harrington Road round to the next junction turning right into Pennine Drive 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

OVERHANGING PORCH

solid Upvc front door leading to entrance hallway.

ENTRANCE HALLWAY 6.84 X 5.94 (22'5" X 19'6")

including staircase and downstairs cloakroom (irregular room shape) fully tiled and an impressive entrance to this house with staircase to first floor and landing. Two central heating radiators. Large vaulted ceiling at the front of the entrance hall. Four wall light points. Recessed ceiling downlighters.

DOWNSTAIRS WC

low level wc. Pedestal wash basin. Half tiled walls.

LOUNGE 6.98 X 6.89 (22'11" X 22'7")

the focal point of which is a plaster feature fireplace incorporating coal effect gas fire. Picture windows to both front and rear. Double glazed sliding patio doors. Television point. Telephone point. Two central heating radiators. Dimmer controlled lighting.

SITTING ROOM 7.17 X 3.34 (23'6" X 10'11")

double leaf radiator. Television point. Three wall light points. Recessed ceiling downlighters.

DINING ROOM 5.57 X 3.34 (18'3" X 10'11")

double leaf radiator. Three wall light points. Recessed ceiling downlighters.

BREAKFAST KITCHEN 7 X 5.39 (22'1" X 17'8")

a large additional room with informal breakfasting area and Upvc double glazed sliding patio doors opening onto the rear garden. Two double leaf radiators. The kitchen is fitted with a range of units comprising double bowl single drainer sink unit with a range of base cupboards, drawers, matching eye level cupboards and granite working surfaces. Central island with granite work tops and storage cupboards beneath. Built-on Hotpoint Creda double oven. Four ring gas hob with overhead extractor. Partly tiled walls. Recessed downlighters. Wall mounted heated towel rail. Television point.

PLAYROOM (L SHAPED) 7.04 X 5.32 (23'1" X 17'5") NARROWING TO 2.1 (6'11")

double leaf radiator. Television point. Ceiling point spotlights. Internal access to double garage.

UTILITY ROOM 3.64 X 3.01

double bowl stainless steel sink unit. Plumbing and space for washer and dryer and dishwasher. Fitted shelving. Wall mounted Baxsi gas fired central heating boiler. Double leaf radiator.

Staircase from hallway to first floor and landing.

FIRST FLOOR & LANDING

LANDING 7.46 X 6.08

including vaulted staidrop with informal sitting area. Two central heating radiators. Four wall light points. Staircase to upper floor. Recessed ceiling downlighters.

MASTER BEDROOM 6.3 X 5.36 (20'8" X 17'7")

two single radiators. Picture windows to two sides. Television point. Telephone point. Recessed ceiling downlighters.

EN-SUITE BATHROOM 3.72 X 1.8 (12'2" X 5'11")

low level wc. Pedestal wash basin. Jacuzzi styled bath in a fully tiled surround. Fully enclosed power shower/steam room with semi circular sliding shower doors. Recessed ceiling downlighters. Double leaf radiator.

