

*John N*  
**Hilditch & Co**



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

OCCUPYING AN EXCELLENT LOCATION WITHIN EASY STRIKING  
DISTANCE OF ALTRINCHAM AND HALE A DELIGHTFULLY PRESENTED  
AND SUBSTANTIALLY EXTENDED FOUR BEDROOMED TWO  
BATHROOMED DETACHED HOUSE.

**£659,950**

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

Extended and upgraded by our clients over the years this well proportioned detached family house offers well planned accommodation spread over two floors. Briefly the gas warm air and Upvc double glazed accommodation comprises a covered porch, wide welcoming entrance hallway with downstairs cloakroom, magnificent split level living room, separate family room, play room, breakfast room and kitchen with utility room adjacent. Completing the accommodation at ground floor level is a double garage whilst at first floor level is a master bedroom with en-suite, three further bedrooms and a recently re-fitted family bathroom complete with contemporary suite and under floor heating. Externally are the gardens and car parking facilities as described overleaf.

This particular area of Altrincham is a little known backwater yet within five minutes of Altrincham town centre, many of the houses have been upgraded and re-modelled in recent times and the property is handily located for access to the Metrolink, urban motorway and International Airport. National Trust land at Dunham lies within five minutes drive and 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 past the yellow speed camera. After approximately four hundred yards turn right into Bradgate Road. Right again into Suffolk Road. At the bottom of Suffolk Road turn left into Harrington Road which then dug legs to the right where the property will be found almost immediately facing.

## 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 HALWAY 4.48 X 2.34 (14'8" X 7'8")

with staircase to first floor and landing. Recessed ceiling downlighters. Burglar alarm controls.

#### DOWNSTAIRS CLOARKOOM 1.91 X 1.7 (6'3" X 5'7") PLUS UNDERSTAIRS RECESS.

Wall mounted wash basin. Low level wc. Shower unit.

#### SPLIT LEVEL PRINCIPAL LIVING AREA 7.72 X 6.33 (25'4" X 20'9") NARROWING TO 3.8 (12'5")

a superb split level principal entertaining area with views across the rear garden. The rear section has two large Upvc picture windows with tilt and slide French doors opening onto the rear garden and patio and is currently in use as a formal dining area. There is a raised lounge which also provides access to the kitchen with wall light point and these two areas combine to form a fabulous entertaining area.

#### FAMILY ROOM 5.98 X 3.71 (19'7" X 12'2")

the focal point of which is a marble fireplace and hearth with carved timber surround incorporating a coal effect gas fire. Upvc picture window overlooking the landscaped area of the rear garden. Television point. Dado rail.

#### OFFICE/PLAYROOM 6 X 3 (19'8" X 9'10")

with sliding patio doors opening onto the rear garden. Telephone point.

#### BREAKFAST ROOM 3.88 X 2.31 (12'8" X 7'7")

with attractive laminate wood floor covering. Opening into a kitchen.

#### KITCHEN 4.9 X 2.5 (16'0" X 8'2")

fitted with a range of Keller contemporary units comprising single drainer 1\_ bowl sink unit with a range of base cupboards, drawers, matching eye level cupboards and heat resistant work tops. Built-in Neff double oven. Four ring gas hob with overhead extractor. Integrated Neff dishwasher and refrigerator. Additional range of units providing breakfast bar area. Dimmer controlled lighting. Recessed downlighters.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	66
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	60
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR

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### FLOOR PLANS

Not to Scale. For Illustration purposes only.

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