John N Hilditch & Co

17 PLANETREE ROAD
HALE, CHESHIRE, WA15 9JN

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Constructed by our clients for their own occupation in 2010 this magnificent detached house offers amply proportioned accommodation spread over four floors. The accommodation which is warmed by gas central heating with underfloor heating throughout most of the house with the exception of the top floor and hardwood double glazing comprises a portico style entrance, wide welcoming hallway area, the main living area split between a fabulous drawing room and separate dining room. Completing this floor is a substantial breakfast room and kitchen with every modern appliance. At lower ground floor level but with maximum head room is a fantastic suite of rooms including a large principal entertaining room with wine room adjacent, a substantial media room both of which open onto the semi circular sunken patio, completing the lower ground floor is a kitchen with storage area and a study all approached by a good sized reception area. At first floor level is a master bedroom with en-suite dressing room and bathroom, two further double bedrooms both with en-suites. At top floor level are two bedrooms and a bathroom. The property has a comprehensive CCTV system installed. Completing the accommodation is the 1 car garage as described, ample forecourt parking, electronically gated entrance and beautifully landscaped gardens.

This house is presented to a light, tasteful, airy theme and still allows the purchaser to stamp his or her own identity on this fabulous bespoke detached house. The area generally is characterised by a mixture of good quality detached houses many of which have been refurbished or re-built in recent times. Hale's fashionable village lies within five to ten minutes walk, Altrincham is also close at hand with its market town centre and Metrolink services into Manchester. Schools for all ages serve the area, the Bollin Valley and Green Belt are on the doorstep. The urban motorway network and International Airport are also close at hand.

This house is packed full of modern and technically advanced features. The house enjoys under floor heating, it also has an extremely advanced wiring and television system and heating system all designed for up to date 21st century living, yet this is an easy house to maintain and run, sitting in well proportioned gardens which have been beautifully landscaped for ease of maintenance. The house can be split into compartments with the lower ground floor if necessary being used as a separate area.

DIRECTIONS

From the centre of Hale proceed along the main Ashley Road towards St. Peters Church turning left onto Harrop Road. Continue up Harrop Road until it becomes Planetree Road where the house will be found on the left.

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

RECESSED PORTICO STYLE PORCH
with stone mullion and a solid hardwood front door leading to the entrance hallway

ENTRANCE HALLWAY 4.76 X 3.62 (15'7" X 11'10")
with staircase to upper and lower ground floors. Double doors opening into the principal lounge. Entry phone system. Burglar alarm controls. Attractive tiled floor which runs through into the breakfast kitchen.

DOWNSTAIRS WC 3.17 X 1.31 (10'5" X 4'4")
fitted with a contemporary white suite of low level wc, marble rectangular wash basin on a matching plinth. Half tiled walls. Recessed downlighters.

BOOT ROOM 3.44 X 2.23 (11'3" X 7'4")
with internal access to the garage.

PRINCIPAL LIVING ROOM 7.39 X 4.95 (24'3" X 16'2")
with French doors opening onto a raised terrace with glass screen and chrome balustrade. Picture windows to rear and side. The focal point of the room is a striking granite fireplace and hearth incorporating a coal effect Chesney gas fire. Double doors opening to dining room.

DINING ROOM 6.35 X 3.85 (20'10" X 12'7")
with angular bay window overlooking the front garden.

BREAKFAST ROOM AND KITCHEN 7.78 X 7.67 (25'6" X 25'2")
at its maximum dimensions separated into two distinct areas. There is a large informal sitting area with a fabulous view over the rear garden and sunken terrace. The kitchen is fitted with a range of top quality contemporary units comprising inset double bowl Blanco sink units with a range of base cupboards, drawers, matching eye level cupboards and working surfaces. Built-in twin De Dietrich ovens with microwave and steamer. Integrated wine cooler and dishwasher. Two built-in Miele refrigerators/freezers on either side. De Dietrich induction hob with extractor hood over. Range of double glazed velux roof lights enhancing the excellent natural lighting. Delightful tiled floor which runs throughout the breakfast room, kitchen and entrance hallway.

Staircase from main hallway to lower ground floor.

LOWER GROUND FLOOR

ENTRANCE HALLWAY 6.6 X 2.34 (21'8" X 7'8")
with useful understairs storage.

STUDY 3.4 X 2.47 (11'2" X 8'1")

SECONDARY KITCHEN 4.14 X 3.21 (13'7" X 10'6")
stylishly refitted with Bosch oven and microwave with four ring hob with overhead extractor. Single drainer 1 bowl sink unit with a range of base cupboards, drawers, matching eye level cupboards and heat resistant work tops. Pull out pan drawer, breakfast bar, refrigerator and freezer. Dishwasher. Plant room adjacent.

PLANT ROOM 2.85 X 1.5 (9'4" X 4'11")

CLOAKROOM 3.1 X 1.32 (10'2" X 4'4")
stylishly refitted with a contemporary suite of low level wc, rectangular sloping contemporary wash basin with shower effect tap. Fully tiled complementary wall and floors.

DRAWING ROOM 7.69 X 7.4 (25'2" X 24'3") NARROWING TO 4.36 (14'4")
with retractable sliding bi-fold doors opening onto the sunken patio and garden. Additional door opening onto the rear garden. Double doors opening into the wine room.

WINE ROOM 4.94 X 2.9 (16'2" X 9'6")
with two built-in wine fridges. Comprehensive wine storage system set in a central island with granite worktop and built-in cupboards.

REAR VESTIBULE/ADDITIONAL STUDY 3.27 X 2.17 (10'9" X 7'2")
with door opening onto the rear garden.

MEDIA ROOM 11.41 X 5.01 (37'5" X 16'5") NARROWING TO 4 (13'1")
with wiring and space for a cinema/large flat screen. Retractable concertina French doors opening onto the rear sunken patio and garden.

Staircase from main hallway to first floor via a mezzanine landing.

FIRST FLOOR & LANDING

MEZZANINE LANDING
with full height picture window overlooking the front garden.

MAIN LANDING AREA 8.8 X 2.08 (28'10" X 6'10")
with staircase to upper floor.

The mezzanine landing and staircase area measuring 4.11 x 2.27 (13'6" x 7'6")

MASTER BEDROOM 6.17 X 4.45 (20'3" X 14'7")
with full width windows overlooking the rear garden.

DRESSING ROOM 3.22 X 3.04 (10'7" X 10'0")

EN-SUITE BATHROOM 3.86 X 2.77 (12'8" X 9'1")
stylishly fitted with marble wall and floor tiles. The suite comprises a large oval bath with mixer tap and shower attachment. His and hers marble circular wash basins. Twin shaver points. Large walk-in wet area with tinted glass shower screen and contemporary thermostatic shower. Wall mounted heated towel rail. Recessed downlighters.

BEDROOM TWO 5.11 X 4.65 (16'9" X 15'3")

EN-SUITE BATHROOM 3.71 X 2.34 (12'2" X 7'8")
low level wc. Rectangular vanity wash basin with pull out drawer beneath. Deep sunken bath in a fully tiled surround with contemporary shower fitments. Walk-in wet area with fully tiled walls and floors. Glass tinted shower screen and contemporary shower. Wall mounted heated towel rail.

BEDROOM THREE 4.95 X 3.83 (16'2" X 12'6")
with angular bay window overlooking the front garden.

EN-SUITE SHOWER ROOM 3.11 X 2.36 (10'2" X 7'9")
rectangular wash basin with pull out drawer. Low level wc. Large walk-in wet area with contemporary shower fitments and tinted glass shower door. Contemporary matching wall and floor tiles. Expelair. Wall mounted heated towel rail.

Staircase from main landing to second floor.

SECOND FLOOR & LANDING

LANDING 6.81 X 1.45 (22'4" X 4'9") INCLUDING STAIRDROP.
Velux roof light. Central heating radiator. Double doors opening to large suitcase storage area.

WALK-IN BOX ROOM
giving access to a large loft expanse suitable for an informal playroom/storage.

LARGE LOFT EXPANSE 4.6 X 3 (15'1" X 9'10")

BEDROOM FOUR 5.84 X 3.92 (19'2" X 12'10")
eaves storage. Double leaf radiator. Excellent views across the rear garden.

BEDROOM FIVE 5.01 X 4.18 (16'5" X 13'8")
arched window overlooking the rear garden. Double glazed velux roof lights. Central heating radiator.

BATHROOM 3.64 X 2.9 (11'11" X 9'6")
again stylishly fitted with a low level wc, deep sunken bath with contemporary shower fitments. Rectangular wash basin with pull out drawer. Enclosed double shower, fully tiled with thermostatic unit and tinted shower door Wall mounted heated towel rail. Central heating radiator.

EXTERNALLY

GARAGE
1 car garage with twin electric up and over doors.

MAIN GARAGE AREA 5.94 X 2.95 (19'6" X 9'8")
with courtesy door to side garden.

BOILER ROOM
housing gas fired central heating combi boiler and additional storage room housing electronic brain box. Twin electric up and over doors.

HALF GARAGE 3.58 X 3.03 (11'9" X 9'11")
suitable for quad bike, motorbike etc.

GARDENS
17 Planetree Road sits in an excellently proportioned garden plot of approximately 0.3 of an acre, enclosed by an impressive electronically gated entrance. There is a good sized area of lawn flanked by herbaceous borders, enclosed on either side by tall waney lap fencing. There is a block paved driveway suitable for four to five cars whilst to the rear the gardens are also well proportioned. Immediately adjacent to the house is a substantial semi circular sunken patio with retaining wall leading to a shaped area of lawn with raised landscaped herbaceous borders. There are a large number of mature trees in the garden and gardens adjacent affording an excellent level of privacy and the property has the undoubted bonus of not being overlooked.

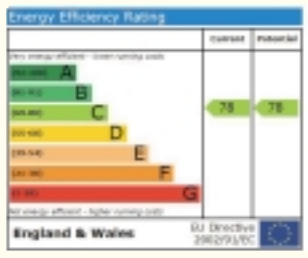
SERVICES:
All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

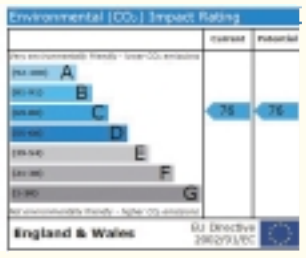
TENURE:

ASSESSMENT:
Trafford Borough Council. Council Tax Band ' '

VACANT POSSESSION UPON COMPLETION

VIEWING:
By appointment through the Agent.





FLOOR PLANS

Not to Scale. For Illustration purposes only.

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