

John N
Hilditch & Co



**QUINTA, SEDDON ROAD, HALE
CHESHIRE WA14 2UH**

OCCUPYING A TRULY CENTRAL LOCATION A MAGNIFICENTLY
REFURBISHED AND EXTENDED FIVE BEDROOMED DETACHED HOUSE
OFFERING EXPANSIVE OPEN ACCOMMODATION OVER THREE FLOORS.

£659,950

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

Occupying a truly central location within walking distance of Hale village, this beautifully proportioned three storey detached house has been enlarged and tastefully presented by our clients and is now presented in walk-in condition.

Briefly the gas centrally heated and double glazed accommodation comprises a canopied porch (into which the ground floor can be substantially extended, with permission from Trafford already secured), entrance hallway, cloaks cupboard, good sized principal lounge, sitting room, breakfast room with oak floors and doors, conservatory and utility room and wc, whilst at first floor level is a fitted master bedroom suite comprising bedroom and en-suite, two further fitted bedrooms, a study and a family bathroom. At second floor level with a continuation from the galleried landing are two further bedrooms and the potential to create a third family bathroom. Externally are the lawned and patio gardens and parking facilities.

The area in general is characterised by a mixture of good quality detached houses and Hale's fashionable village is literally within a hundred yards flat walking distance. Hale in particular is well served by a range of top class restaurants and shops and Altrincham with its busy market town centre and Metrolink services into Manchester lies within five to ten minutes drive. Schools for all ages serve the area, the Bollin Valley and Green Belt are close by, sporting and recreational facilities abound and the urban motorway network and International Airport are within ten minutes drive.

DIRECTIONS

From our office in Hale travel across the railway crossing. Seddon Road is the second road on the left immediately after the railway crossing. Follow the road around to the right and the property will be found on the right hand side.

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

CANOPIED PORCH

ENTRANCE HALL

a welcoming part of the property giving access to the principal reception rooms on the ground floor. Attractive oak wood flooring and oak doors.

STAIRCASE TO UPPER FLOORS

recessed ceiling downlighters. Understairs cupboard. Heating radiator.

CLOAKS CUPBOARD

with hanging fittings for coats etc. Stained glass window to the front.

LOUNGE 5.09 X 4.56 (16'8" (MAX INTO BAY) X 14'11")

a well proportioned reception room with a deep square bay window to the front with leaded inset and providing a lovely frontal aspect. Feature fireplace with slate hearth. Continuation of the oak wood flooring. Moulded ceiling cornices. Heating radiator.

SITTING ROOM 5.37 X 4.37 (17'7" (MAX INTO BAY) X 14'4")

another good sized reception room. Again situated at the front of the property and with a deep bay window. Two additional windows to the side elevation. Continuation of the oak wood flooring. Ceiling rose. Moulded ceiling cornices. Sliding integral doors through to the breakfast kitchen providing open plan accommodation.

BREAKFAST KITCHEN 8.74 X 3.33 (28'8" X 10'11" REDUCING TO 9'1" OVERALL MEASUREMENT)

a most attractive and well proportioned breakfast kitchen with a designated dining area adjacent which is able to accommodate a large place setting. The kitchen is fitted with an excellent range of cabinetry including eye level wall cupboards, drawers and base cupboards and granite working thereover. Blanco 1_ bowl stainless steel set in sink. Baumatic range style cooker with five ring hob, double oven below and stainless steel extractor above. Central island unit seating up to three diners and incorporating cupboards and shelving. Integrated dishwasher. Integrated fridge/freezer with additional integrated under counter freezer. Recessed ceiling downlighters. Part tiled walls. Oak flooring. Heating radiator. Door to the side of the property. Access through to the conservatory and utility room.

CONSERVATORY 4.10 X 4.41 (13'5" X 11'2")

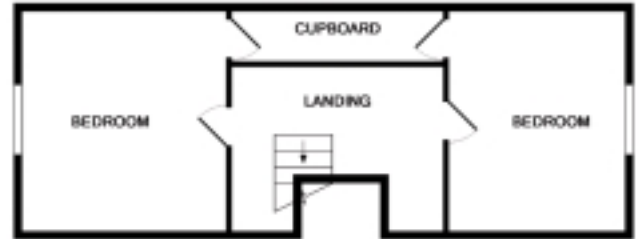
an excellent addition to the property accessed via double doors from the dining area with a brick base window to three sides and French doors leading out onto the garden area. Carpeted. Fan. Heating radiator.

UTILITY ROOM

fitted with eye level wall cupboards, fitted shelving and base cupboards with working surface thereover. Blanco stainless steel single drainer set-in sink. Recess and plumbing for washing machine. Recess and plumbing for a tumble dryer. Recess for under counter fridge/freezer. Floor mounted Worcester Bosch High Flow 400 combination gas fired central heating boiler. Recessed ceiling downlighters. Door to the side of the property.



GROUND FLOOR
APPROX. FLOOR
AREA 95.8 SQ.M.
(913 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 40.1 SQ.M.
(331 SQ.FT.)

QUINTA, SEDDON ROAD
TOTAL APPROX. FLOOR AREA 195.3 SQ.M. (2102 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 12/2008



1ST FLOOR
APPROX. FLOOR
AREA 70.4 SQ.M.
(668 SQ.FT.)

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

NOTICE: John Hilditch & Co for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of John Hilditch & Co has any authority to make or give any representation or warranty whatever in relation to this property.