

John N
Hilditch & Co



**33 REGENCY COURT, GROVE LANE, HALE
CHESHIRE, WA15 8RF**

CONSTRUCTED IN THE EARLY PART OF THE CENTURY BY LINDEN HOMES A FANTASTICALLY SPACIOUS THREE STOREY TOWNHOUSE WITH FLEXIBLE ACCOMMODATION, GARAGE, LANDSCAPED GARDENS AND SECURE GATED ENTRANCE.

£375,000

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

DESCRIPTION

Constructed by Linden Homes in the year 2000/2001 this development is a mixture of apartments and townhouses and this particular property offers expansive accommodation laid out over three floors. The accommodation which could be used as a three or a four bedroomed property comprises a porch, good sized hallway with downstairs cloakroom, large breakfast room and kitchen and completing the ground floor is a garage which has been converted by our clients into an office. At first floor level is a master bedroom with en-suite, second bedroom which is currently in use as an informal sitting room and has the undoubted bonus of access out on a large decked terraced area. At second floor level are two further bedrooms and a bathroom with marble travertine flooring. Externally is the former garage, forecourt and visitors parking and beautifully tended communal gardens to the front and the aforementioned gardens to the rear. Completing the overall picture is an electronically gated entrance and the property is shielded from the road by foliage and a wrought iron fence.

Grove Lane is characterised by a mixture of houses and this particular development was constructed about nine years ago. It is set close to Green Belt farmland and is more or less equi distant between Hale and Hale Barns. Hale's fashionable village with its range of shops and restaurants is complemented by Altrincham with its busy market town centre and regular Metrolink services into Manchester. The urban motorway network and International Airport are close at hand and sporting and recreational facilities abound.

DIRECTIONS

From the centre of Hale proceed along the main Hale Road in the direction of Hale Barns. At the first set of traffic lights turn left onto Delahays Road and at the next set of lights turn right onto Grove Lane. Continue for approximately half a mile where the development 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

ENTRANCE PORCH

with paved path and step leading to entrance hallway.

ENTRANCE HALLWAY 7.06 X 1.02 (23'2" X 3'4")

widening at the front to 1.62 (5'4") built-in double storage cupboard. Double leaf radiator. Attractive wood floor covering which runs through into the breakfast room and kitchen. Staircase to first floor and landing. Central heating thermostat. Moulded ceiling cornicing. Recessed downlighters.

USEFUL UNDERSTAIRS STORAGE CUPBOARD

burglar alarm controls.

DOWNSTAIRS WC 2.27 X 1.14 (7'6" X 3'8")

double leaf radiator. Pedestal wash basin with tiled splashback. Low level wc. Expelair.

BREAKFAST ROOM AND KITCHEN 7.76 X 4.63 (25'5" X 15'2")

separated into two distinct areas. At the rear is an informal sitting area with Upvc French doors opening onto the rear patio and garden. Recessed downlighters. Double leaf radiator. Television point.

The kitchen and dining area are also separated into two distinct areas, there is a good sized dining area with double leaf radiator opening into an open plan kitchen with a range of contemporary shaker style units comprising inset stainless steel sink unit with mixer tap, and a comprehensive range of base cupboards, drawers, matching eye level cupboards, heat resistant work tops and peninsular breakfast bar area. Built-in stainless steel oven and five ring matching stainless steel hob with overhead canopy. Integrated refrigerator, freezer, dishwasher. Recessed downlighters and tiled walls.

Staircase from hallway to first floor and landing.

FIRST FLOOR & LANDING

LANDING 3.3 X 2.07 (10'10" X 6'10") INCLUDING STAIRDROP with staircase to second floor. Double leaf radiator. Recessed downlighters. Built-in storage cupboard.

MASTER BEDROOM (FRONT) 4.14 X 3.92 (13'7" X 12'10") PLUS BAY

double leaf radiator. In addition to these measurements are a full range of built-in floor to ceiling wardrobes. Television point. Telephone point.

EN-SUITE BATHROOM 3.03 X 2.44 (9'11" X 8'0")

low level wc. Pedestal wash basin. Twin grip panelled bath. Fully tiled and enclosed shower cubicle with Aquilisa thermostatic shower and semi circular shower doors. Recessed downlighters. Half tiled walls. Double leaf radiator. Shaver point.

BEDROOM TWO (REAR) 4.56 X 4.21 (14'11" X 13'10")

currently in use as a sitting room. With double glazed French doors opening onto a large decked terraced area. Two double leaf radiators. Television point. Moulded ceiling cornicing. Telephone point. Leading from this particular room is a LARGE DECKED TERRACED AREA with superb views over the landscaped rear gardens. Large enough for a large table, barbeque etc. This area is also extremely private.

Staircase from the first floor landing to second floor and landing.

SECOND FLOOR & LANDING

LANDING 3.81 X 2.19 (12'6" X 7'2")

including stairdrop double leaf radiator. Built-in linen cupboard housing lagged copper hot water cylinder.

BEDROOM THREE (FRONT) 4.67 (15'4") NARROWING TO 3.89 X 4 (12'9" X 13'1")

in addition to which is a full width range of double wardrobes. Double leaf radiator. Television point. Telephone point.

BEDROOM FOUR (REAR) 4.61 X 3.17 (15'1" X 10'5")

with picture window overlooking the rear garden. Double leaf radiator.

BATHROOM 2.76 X 2.73 (9'0" X 8'11")

fitted with a white suite of low level wc, pedestal wash basin, twin grip panelled bath with shower attachment over in fully tiled surround. Attractive travertine floor covering. Double leaf radiator.

EXTERNALLY

SINGLE GARAGE

currently in use as an office but could easily be re-converted to a single garage.

DEDICATED CAR PARKING

for one car. In addition to which is visitors and residents car parking in the forecourt.

GARDENS

most unusual in a modern town house, No. 33 Regency Court has a beautifully proportioned landscaped garden. A small area of lawn is flanked by raised herbaceous borders and a large decked area sits to the bottom of the garden ensuring excellent enjoyment of the afternoon sunshine. There are a large number of mature trees both in the garden and gardens adjacent which form an excellent level of privacy.

SERVICES:

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

ASSESSMENT:

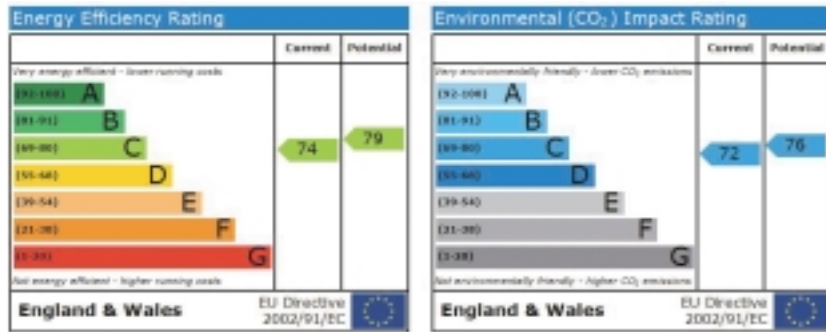
Trafford Borough Council. Council Tax Band ' ' :

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.





33 REGENCY COURT
 While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metrcapix 10/2019

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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