

John N
Hilditch & Co



**6 REGENTS COURT, HALE ROAD
HALE BARN, CHESHIRE, WA15 8SW**

OCCUPYING AN EXTREMELY CENTRAL LOCATION A MAGNIFICENTLY PROPORTIONED AND SUBSTANTIALLY UPGRADED FOUR BEDROOMED TWO BATHROOMED MODERN TOWNHOUSE WITH THE UNDOUBTED BONUS OF DEDICATED PARKING, GARAGING AND AN ELECTRONICALLY GATED ENTRANCE.

£379,950

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

Constructed in the mid 1990's to an attractive Cheshire brick design this particular townhouse has been thoroughly upgraded from its original specification and now offers magnificently proportioned accommodation spread over three floors. Briefly the gas centrally heated and Upvc double glazed accommodation comprises a long and welcoming entrance hall with rear and front access, a good sized dining/play room and a beautifully re-modelled kitchen with every modern Miele appliance and attractive granite worktops. At first floor level leading from a good sized landing and through double doors is a beautifully proportioned contemporarily styled principal living room with bespoke built-in units, plasma television point etc. plus a master bedroom with a complete range of contemporary wardrobes and a re-modelled en-suite shower. At second floor level are three good sized bedrooms all with contemporary modern bedroom furniture, whilst externally is a single garage, private car parking and the electronically gated entrance as described.

6 Regents Court sits in small but easily maintained gardens, and is thus ideal for a professional couple or those requiring a low maintenance property. The property is located within two hundred yards flat walking distance of all the local shopping amenities and within five minutes of the urban motorway network and International Airport beyond. Hale's fashionable village lies within five minutes drive as does Altrincham with its busy 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 and sporting and recreational facilities abound.

DIRECTIONS

From the centre of Hale, proceed along Hale Road in the direction of Hale Barns, just before the village and beyond Ringway golf club the development will be spotted on the left 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 HALLWAY

running the full depth of the property. Easy rise staircase to first floor and landing. Moulded ceiling plasterwork. Single radiator. Telephone point. Central heating controls. Useful walk-in storage cupboard.

DOWNSTAIRS WC 5'7" X 2'11" (18'8" X 6'11")

with low level unit comprising wall mounted wash basin and low level wc. Door to rear garden from rear portion of hallway.

DINING ROOM/PLAYROOM (FRONT) 13'9" X 13'1" (4.20 X 4.00)

with picture windows to side and front. Dado rail. Moulded ceiling corning. Three wall light points. Double leaf radiator. Including a top quality range of built-in contemporary wall mounted display units and storage cupboards with a fitted plinth suitable for a plasma television etc. Double leaf radiator. Television point. Telephone point. Dimmer controlled lighting.

BREAKFAST KITCHEN 18'0" X 11'10" (5.50 X 3.61)

superbly refitted with a range of top quality contemporary units with light coloured granite worktops including an inset stainless steel sink unit with a range of base cupboards, drawers, matching eye level cupboards, granite working surfaces. Built-in Miele oven, five ring stainless steel hob with matching Miele extractor hood. Integrated dishwasher, refrigerator, freezer. Pull out pan drawer. Recessed ceiling downlighters. Complementary contemporary floor covering.

Staircase from hallway to first floor and landing.

FIRST FLOOR & LANDING

GALLERIED EFFECT LANDING

window overlooking rear. Radiator. Large double doors opening through to lounge.

LOUNGE 18'8" X 13'1" (5.70 X 4)

completely re-modelled with a range of contemporary storage units with granite worktops with plasma television point over and surround sound system piped in. Two vertically mounted contemporary radiators. Recessed ceiling downlighters. Two picture windows overlooking the front garden. Television point. Telephone point. Solid double doors returning to the main landing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		72	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



2ND FLOOR

5 REGENTS COURT, HALE ROAD

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 have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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