

John N

Hilditch & Co



21 WAINWRIGHT ROAD, ALTRINCHAM
CHESHIRE, WA14 4BW



Completely re-modelled by our clients this beautifully proportioned five bedroomed detached family house offers expansive accommodation spread over two floors. Briefly the gas centrally heated and double glazed property comprises a covered porch, a welcoming entrance hallway with a solid parquet floor which runs throughout much of the ground floor. Leading from the entrance hall is a downstairs cloakroom and half cellar/wine cellar. A large principal living room is complemented by a formal dining room and a huge breakfast room and kitchen, the dining room and breakfast room having full height sliding patio doors opening onto the rear garden. Completing the ground floor is a utility room and garage, whilst at first floor level is a master bedroom suite with bedroom, dressing room and bathroom, four further bedrooms and a family bathroom. Completing the accommodation are the gardens as described overleaf.

Much care and attention has been spent in the presentation of this house. The property is decorated to a light, tasteful, airy theme and this has been combined with the installation of new sanitary ware in both bathrooms and a top quality contemporary kitchen. The area generally is characterised by a mixture of detached houses, many of which have been re-modelled and extended in recent times and the property is located within easy striking distance of Altrincham town centre with its Metrolink services into Manchester. Hale's fashionable village lies within five to ten minutes drive. The urban motorway network and International Airport are literally on the doorstep and sporting and recreational facilities abound.

DIRECTIONS

From the centre of Altrincham proceed up the main A56 through the yellow speed camera past St. Margaret's Church. After approximately four hundred yards turn right into Highgate Road. At the bottom of Highgate Road continue into Gorsey Lane, just before the mini roundabout turn right into Wainwright Road where the property will be found on the right.

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

with recessed downlighter. Solid hardwood front door with opaque glass inset leading to entrance hallway.

ENTRANCE HALLWAY 3.37 X 3.23 (11'0" X 10'7")

including staircase to first floor and landing.

SMALL INNER HALLWAY 1.75 X 1.04 (5'9" X 3'4")

with a delightful polished parquet floor running throughout. Recessed downlighters.

HALF CELLAR

forming an ideal storage area for wine, storage etc.

DOWNSTAIRS CLOAKROOM 1.9 X 1.44 (6'3" X 4'9")

fitted with a cotemporary white suite of low level wc, wall mounted wash basin with tiled splashback. Central heating radiator and attractively tiled floor.

PRINCIPAL LIVING ROOM 5.38 X 4.45 (17'8" X 14'7")

with a continuation of the polished parquet floor which runs throughout much of the ground floor. The focal point of the room is a stone fireplace and hearth incorporating a coal effect gas fire and there are double glazed picture windows to both front and rear. Recessed downlighters. Television point. Telephone point. Rectangular archway to dining room.

DINING ROOM 5.52 X 4.5 (18'1" X 14'9")

also accessed via pair of contemporary double doors from the hallway with smoke glass inset. This room offers a magnificent view across the rear garden and is approached via a large floor to ceiling sliding patio door and picture window. Two wall mounted contemporary radiators. Recessed downlighters. This room opens out onto a decked area and the southerly facing gardens.

BREAKFAST KITCHEN 7.86 X 5.41 (25'9" X 17'9") WIDENING IN FAMILY AREA TO 6.18 (20'3")

the family room has an identical pair of sliding floor to ceiling picture doors opening onto the decked area and garden. There is a solid wood floor running throughout the family room and kitchen. Three contemporary central heating radiators. The family room also has a range of recessed shelves suitable for books, dvd's etc. The kitchen is delightfully fitted with a range of contemporary units comprising I_ bowl stainless steel sink unit with a comprehensive range of base cupboards, drawers, matching eye level cupboards in a white laminate finish with a combination of matching worktops plus a central island which doubles up as a breakfast bar with a substantial grey Caesarstone worktop. Built-in double oven, five ring gas hob with overhead extractor. Integrated dishwasher. Space for large fridge freezer. Recessed downlighters. Central heating radiator.

UTILITY ROOM 3.74 X 3.34 (12'3" X 10'11")

with single drainer I_ bowl sink unit with base cupboards and drawers. Plumbing and space for washer and dryer. Wall mounted gas fired glow worm central heating boiler. External access and internal access to single garage. Staircase from hallway to first floor and landing.

FIRST FLOOR & LANDING

LANDING 9.7 X 1.07 (31'10" X 3'6")

with double leaf radiator. Recessed downlighters. Airing cupboard housing lagged copper hot water cylinder. Central heating radiator.

MASTER BEDROOM SUITE

BEDROOM AREA 4.22 X 4.11 (13'10" X 13'6")

double leaf radiator. Picture window overlooking the southerly facing rear garden and also window overlooking the front. Recessed downlighters. Television point. Telephone point.

DRESSING ROOM 2.94 X 1.69 (9'8" X 5'7")

with a range of hanging spaces, fitted shelving etc. with recessed downlighters.

EN-SUITE BATHROOM 4.17 X 2.15 (13'8" X 7'1")

delightfully re-fitted with a contemporary white suite of rectangular wall mounted wash basin with mosaic tiled splashback. Bidet. Low level wc. Fully tiled and enclosed shower cubicle with thermostatic shower and tinted shower doors. Mosaic tiled sunken bath with contemporary mixer tap and shower attachment. Wall mounted stainless steel heated towel rail. Double glazed velux roof light. Recessed downlighters. Expelair. Contemporary tiled floor.

BEDROOM TWO 3.36 X 3.21 (11'0" X 10'6")

with a range of fitted bookshelving. Telephone point. View over the rear garden.

BEDROOM THREE 3.66 X 3.08 (12'0" X 10'1")

range of contemporary floor to ceiling wardrobes with matching desk and shelving. Double leaf radiator.

BEDROOM FOUR 3.79 X 3.05 (12'5" X 10'0")

floor to ceiling white laminate wardrobes with fitted shelving. Double leaf radiator. Fitted desk with drawers and cupboards adjacent.

BEDROOM FIVE 4.57 X 3.3 (15'0" X 10'10")

range of floor to ceiling contemporary white laminate wardrobes with fitted desk with cupboards and drawers adjacent. Two double leaf radiators.

FAMILY BATHROOM 3.22 X 2.37 (10'7" X 7'10")

completely re-fitted with a contemporary white suite of low level wc, wall mounted wash basin and tiled panelled bath with thermostatic shower and tinted glass shower door. Complementary floor tiles and mosaic tiled walls. Range of full width fitted storage cupboards. Horizontally mounted low level radiator.

EXTERNALLY

SINGLE GARAGE 4.75 X 2.84 (15'7" X 9'4")

with electric up and over door, light and power.

GARDENS

21 Wainwright Road sits in a magnificent plot. One of the particular advantages being the large southerly facing portion to the rear. The front garden is predominantly lawned with a large range of mature shrubs and trees affording an excellent level of privacy. There is a tarmac driveway suitable for several vehicles. To the rear is a large southerly facing garden. The decked area takes full advantage of the location and the size of the lawn. There are a range of mature shrubs and trees both in this garden and the adjacent garden which allows the maximum level of privacy. There are some small flagged patio areas, a substantial timber garden shed, some raised ornate borders suitable for flowers, vegetables etc. and the gardens themselves are enclosed by a mature beech hedge.

SERVICES:

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

TENURE:

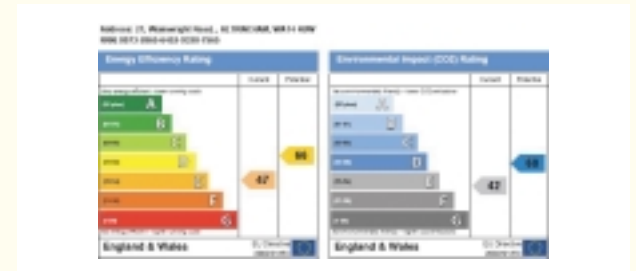
ASSESSMENT:

Trafford Borough Council. Council Tax Band 'G'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



FLOOR PLANS

Not to Scale. For Illustration purposes only.

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