



6 SANDLEIGH AVENUE | HALE

OFFERS OVER £400,000

BEST OFFERS in writing by Monday 7 February at 12 noon. Please include EVIDENCE of ability to proceed: hafe@ianmacklin.com
*** NO ONWARD CHAIN *** A traditional bay fronted semi-detached family house in a sought after location representing an excellent opportunity to remodel to individual taste. The well proportioned accommodation briefly comprises recessed porch, entrance hall, dining room, sitting room with French window to the paved rear terrace, kitchen, three bedrooms & bathroom/WC. Attached external storage. Off road parking within the driveway. Detached garage. Westerly facing rear gardens mainly laid to lawn. Further potential subject to approval.

POSTCODE: WA15 8AR

DESCRIPTION

This attractive semi-detached family house occupies an enviable position approximately half a mile distant from the shopping centre of the town of Altrincham with its highly popular Market Hall that contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. The location is also ideal being within the catchment area of highly regarded primary and secondary schools. In addition, Hale village lies less than a mile to the south with its range of individual shops, restaurants, wine bars and railway station and approximately two hundred yards to the west is Stamford Park with tennis courts and recreation areas.

The interior is well proportioned throughout and retains much of the original character complete with leaded light stained glass front door, ceiling mouldings and picture rails. The property has reached the stage where complete modernisation is required and therefore offers an incoming purchaser the opportunity to extend and remodel to individual taste, subject to obtaining the relevant approval.

The accommodation is approached beyond a recessed porch set beneath a brick arch and leads onto a wide entrance hall with spindle balustrade staircase. Positioned toward the front there is a naturally light dining room with bay window whilst to the rear there is a spacious sitting room with French window opening onto the paved terrace and gardens beyond. The kitchen provides access to the side of the property and also an under-stair storage cupboard.

At first floor level there are three bedrooms and a bathroom/WC.

The gardens are laid mainly to lawn with mature borders and fence perimeter. There is also a paved terrace which is ideal for entertaining during the summer months and importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Tiled floor.

ENTRANCE HALL

Leaded light stained glass/panelled hardwood front door set within a matching surround. Spindle balustrade staircase to the first floor. Picture rail. Dado rail. Electric storage heater.

DINING ROOM

12'5" x 12'4" (3.78 x 3.76)

Timber framed bay window with leaded/stained glass top light. Ceiling moulding. Picture rail.

SITTING ROOM

12'9" x 11'5" (3.89 x 3.48)

Timber framed French window to the rear and matching glazed surround. Ceiling moulding. Picture rail.

KITCHEN

9'5" x 6'8" (2.87 x 2.03)

Matching wall and base units. Pantry cupboard. Stainless drainer sink. Under-stair storage cupboard with opaque timber framed window to the side. Hardwood door to the side. Timber framed window to the side. Tiled floor.

FIRST FLOOR

LANDING

Access hatch to the loft space. Spindle balustrade. Opaque timber framed window. Dado rail.



BEDROOM ONE

13'6" x 11'0" (4.11 x 3.35)

Timber framed bay window with leaded top light. Picture rail.

BEDROOM TWO

11'8" x 11'6" (3.56 x 3.51)

Cast iron fireplace. Timber framed window to the rear. Picture rail.

BEDROOM THREE

7'10" x 7'10" (2.39 x 2.39)

Timber framed window to the front. Picture rail,

BATHROOM/WC

8'2" x 7'5" (2.49 x 2.26)

Panelled bath, wall mounted wash basin and high level WC. Airing cupboard with shelving and housing the hot water cylinder/immersion heater. Opaque timber framed window to the side.

OUTSIDE

Parking for several vehicles within the driveway.

STORE ROOM

7'10" x 7'9" (2.39 x 2.36)

Timber framed window to the side and rear.

STORAGE

DETACHED GARAGE

SERVICES

All main services are connected.

POSSESSION

Vacant possession on completion.

TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 years from 1931 with a Ground Rent of £5.00 per annum. This should be verified by your solicitor.

COUNCIL TAX

Band "D"

NOTE

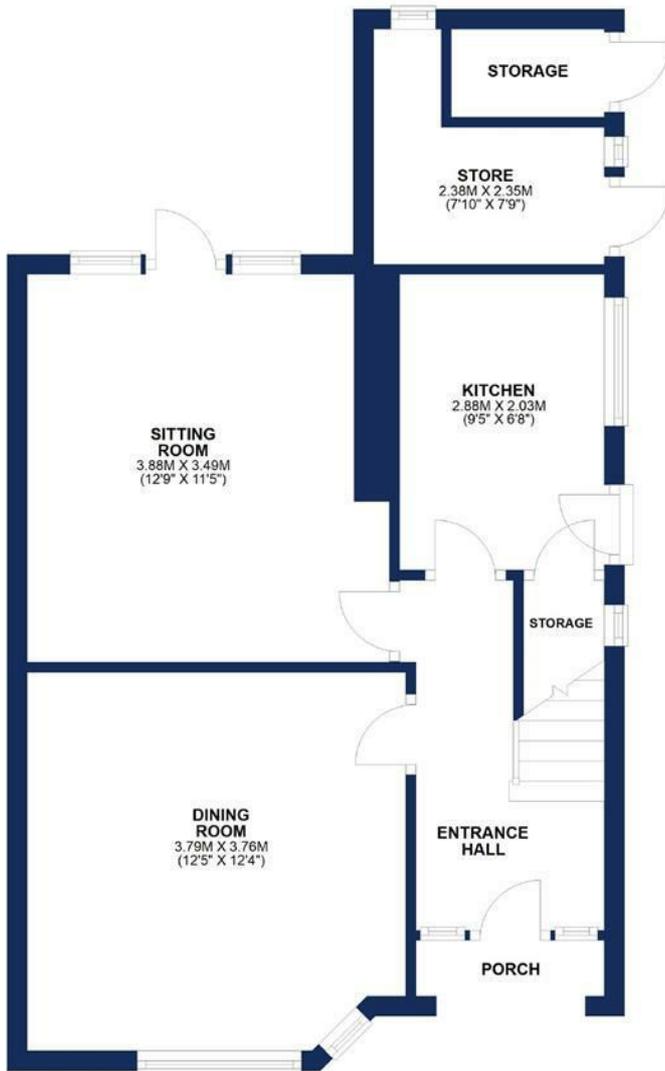
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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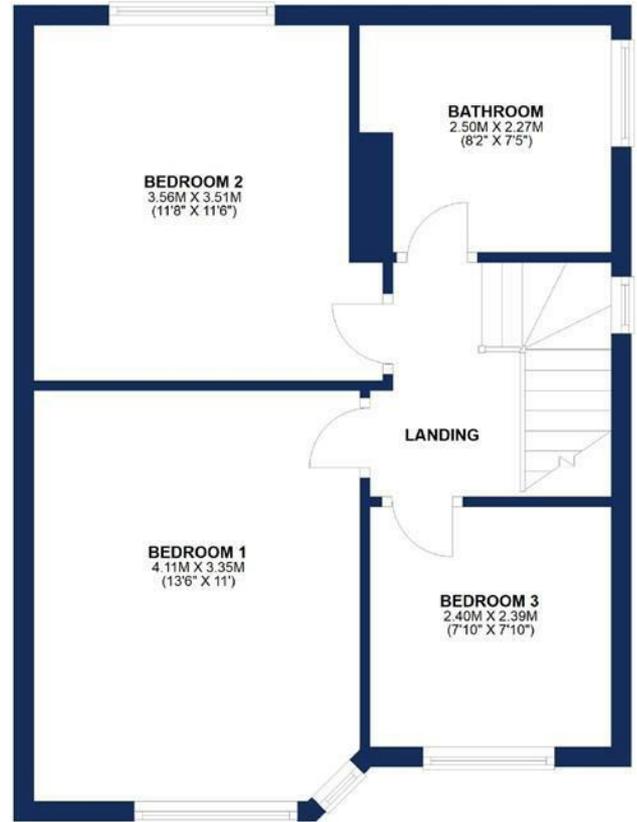
GROUND FLOOR

APPROX. 48.0 SQ. METRES (517.1 SQ. FEET)



FIRST FLOOR

APPROX. 42.4 SQ. METRES (456.6 SQ. FEET)



TOTAL AREA: APPROX. 90.5 SQ. METRES (973.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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