



23 BELGRAVIA GARDENS | HALE

OFFERS IN THE REGION OF £575,000

A Regency style semi detached family house situated in a quiet cul de sac with westerly facing rear gardens. The accommodation briefly comprises entrance hall, dining room, inner hall, sitting room with feature fireplace, conservatory, fitted kitchen with integrated appliances, utility room, cloakroom/WC, Master bedroom with fitted furniture and en suite bathroom/WC, two further double bedrooms and family bathroom/WC. Paved terrace and garden laid mainly to lawn. Gas fired central heating and double glazing. Integral garage and driveway providing off road parking.

POSTCODE: WA15 0JT

DESCRIPTION

This modern Regency style semi detached family house was built circa 1995 and is positioned in an ideal location approximately ½ a mile distant from Hale village with its range of individual shops, fashionable restaurants and bars and railway station that provides a commuter service into Manchester.

The superbly proportioned accommodation is approached via an entrance hall which in turn leads onto a separate dining room which is ideal for formal entertaining. Positioned toward the rear there is a spacious sitting room with the focal point of stone fireplace surround and living flame gas fire. Small paned double doors open onto the naturally light conservatory and the adjacent kitchen is fitted with modern white units complimented by brushed stainless steel handles and also with a range of integrated appliances. There is a useful utility room and a cloakroom/WC completes the ground floor.

At first floor level the master bedroom overlooks neighbouring countryside and benefits from a range of fitted furniture and generous en suite bathroom/WC. Two further double bedrooms enjoy commanding tree lined views and are served by a family bathroom/WC complete with separate shower enclosure.

Gas fired central heating has been installed together with double glazing throughout.

To the front of the property there is off road parking within the driveway and the integral garage also provides internal access to the inner hall. The rear gardens are laid mainly to lawn and incorporate a paved terrace which is ideal for entertaining during the summer months. Importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood panelled door and transom light. Tiled floor.

DINING ROOM

12'6" x 8'7" (3.81 x 2.62)

Turned spindle balustrade staircase to the first floor. Timber framed double glazed window to the front. Laminate wood flooring. Coved cornice. Radiator. Archway to:

INNER HALL

Laminate wood flooring. Access to the integral garage. Coved cornice. Radiator.

SITTING ROOM

13'8" x 12'1" (4.17 x 3.68)

Stone fireplace with coal effect living flame gas fire. Laminate wood flooring. Recessed low voltage lighting. Coved cornice. Radiator. Double opening small pane/panelled doors to:

CONSERVATORY

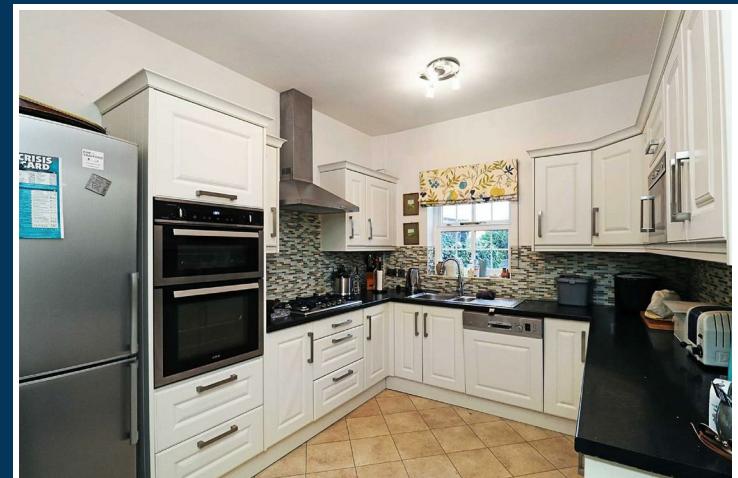
11'2" x 10'0" (3.40 x 3.05)

Brick to the lower part, PVCu framed and double glazed beneath an opaque roof. PVCu double glazed French windows opening onto the paved rear terrace. Laminate wood flooring. Two wall light points.

KITCHEN

11'2" x 9'4" (3.40 x 2.84)

Fitted with matching wall and base units beneath contrasting heat resistant work surfaces and inset 1½ bowl stainless steel drainer sink with professional style mixer tap and tiled splash-back. Integrated appliances include a double electric fan oven/grill, five ring gas hob with stainless steel cooker hood above, microwave and dishwasher. Space for a fridge/freezer. Timber framed double glazed window to the rear. Tile effect flooring. Radiator.



UTILITY ROOM

Space for an automatic washing machine. Wall mounted gas central heating boiler. Space for hanging coats and jackets. Recessed lighting.

CLOAKROOM/WC

Wall mounted wash basin and low level WC. Opaque timber framed double glazed window to the side. Extractor fan. Radiator.

FIRST FLOOR

LANDING

Timber framed double glazed window at half landing level. Turned spindle balustrade. Deep airing cupboard with shelving and housing the hot water cylinder. Coved cornice. Recessed lighting. Loft access hatch.

BEDROOM ONE

14'3" x 12'1" (4.34 x 3.68)

Full length range of fitted furniture including wardrobes containing double hanging rails, cupboards and display shelves. Timber framed double glazed window to the rear. Coved cornice. Radiator.



EN SUITE BATHROOM/WC

8'11" x 6'5" (2.72 x 1.96)

Fitted with a suite comprising panelled bath with mixer/shower tap, pedestal wash basin and low level WC. Partially tiled walls. Recessed low voltage lighting. Shaver point. Extractor fan. Radiator.



BEDROOM TWO

12'6" x 8'7" (3.81 x 2.62)

Timber framed double glazed French windows and timber framed double glazed window to the front. Coved cornice. Radiator.

BEDROOM THREE

10'10" x 9'4" (3.30 x 2.84)

Timber framed double glazed window to the rear. Coved cornice. Radiator.

FAMILY BATHROOM/WC

9'0" x 8'11" (2.74 x 2.72)

Fitted with a suite comprising panelled bath, pedestal wash basin and low level WC all set within tiled surrounds. Tiled shower enclosure with electric shower. Timber framed double glazed window to the front. Laminate wood flooring. Recessed lighting. Shaver point. Extractor fan. Radiator.



OUTSIDE

INTEGRAL GARAGE

16'4" x 8'11" (4.98 x 2.72)

Up and over door. Light and power.

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 and subject to a Ground Rent of £50.00 per annum. This should be verified by your Solicitor.



COUNCIL TAX

Band "E"

NOTE

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

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