

10 HERMITAGE ROAD | HALE

£825,000

NO ONWARD CHAIN | FULLY RENOVATED 2022 | HIGH STANDARD | EXCELLENT LOCATION

An extended and recently fully renovated bay fronted semi detached family house within this ever popular location. Well placed for the village of Hale and walking distance to Altrincham town centre. The accommodation briefly comprises; enclosed porch, wide entrance hall, cloakroom/WC, sitting room with feature fireplace, superb contemporary dining kitchen, living room with doors to the paved terrace, utility room with doors to the rear gardens, family room/study, master bedroom with en suite shower room/WC, four further bedrooms and modern family bathroom/WC with separate shower. Off road parking within the driveway and tree lined south easterly facing gardens to the rear.

The property also benefits from a fantastic opportunity to add the finishing touches to the property with decor choices and flooring. Viewing essential.

POSTCODE: WA15 8BN

DESCRIPTION

A superbly presented (and recently fully renovated throughout) semi detached family home occupying an excellent position. Situated in a highly favoured location, developed with a variety of properties combining to create an attractive setting.

The property also benefits from a fantastic opportunity to add the finishing touches to the property with decor choices and flooring. The property has undergone a full programme of modernisation in recent months with full rewire, replumbing, replastering, new pressurised hot water system, new kitchen, bathrooms and windows.

The property has been improved by means of a substantial two storey extension to provide both an additional reception room and bedroom. The accommodation is therefore extensive with an original sitting room and excellent dining kitchen opening onto the living room with contemporary doors opening onto the paved terrace. The contemporary fitted dining kitchen extends to approximately 25 feet in length and features a range of integrated appliances. There is also the added advantage of a utility room with double doors opening onto the gardens and access to the family room which could also be utilised as a home office.

At first floor level the excellent master bedroom benefits from an en suite shower room/WC and there are four further bedrooms and a spacious modern family bathroom/WC with freestanding oval bath and separate shower.

The gardens to the rear are also a feature with a large paved terrace and raised flower beds with lawns beyond surrounded by well stocked borders and screened by a variety of mature trees. Importantly with a south easterly aspect and views towards the neighbouring bowling green.

A little over a 1/2 mile distant is the village of Hale with its range of interesting shops, restaurants, wine bars and railway station providing a commuter service into Manchester. The property also lies within walking distance of the market town of Altrincham. The position is also ideal for the surrounding network of motorways, Manchester International Airport and lies within the catchment area of highly regarded primary and secondary schools.

In conclusion, an exceptional family home which must be viewed to appreciate the high standard of accommodation on offer and excellent amount of living space.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Approached through a brand new composite double glazed door. Tiled floor.

ENTRANCE HALL

16'8" x 7'0" (5.08 x 2.13)

A spacious reception area with original opaque glazed/panelled hardwood front door. Spindle balustrade/panelled staircase to one side. Picture rail. Period style radiator. Recessed LED lighting. Access to all three reception rooms.

CLOAKROOM/WC

White/chrome low level WC and vanity wash basin with mixer tap. Radiator.

SITTING ROOM

16'0" into the bay x 12'0" (4.88 into the bay x 3.66)

With the focal point of a stone fireplace surround and hearth with open fire. Double glazed angular bay window to the front. Cornice. Picture rail. Radiator.

DINING KITCHEN

25'5" x 10'0" (7.75 x 3.05)

Fitted with a range of contemporary dove grey wall and base units beneath quartz work surfaces with an inset sink with mixer tap. Integrated appliances include an eye level double electric oven/grill/microwave, electric oven/grill and five burner gas hob with extractor hood above. Integrated dishwasher. Recess for a fridge/freezer. Space for large dining suite. Opaque double glazed door to the side. Double glazed window to the side. Double glazed window to the rear. Recessed LED lighting.

LIVING ROOM

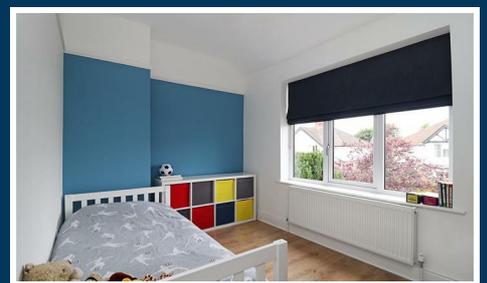
15'4" x 11'3" (4.67 x 3.43)

Positioned to the rear and featuring modern black double glazed doors to the paved terrace. Cornice. Picture rail. Two contemporary radiators. TV point.

UTILITY ROOM

11'3" x 9'7" (3.43m x 2.92m)

Fitted with a range of white wall and base units beneath heat resistant work surfaces with an inset stainless steel sink with mixer tap. Space and plumbing for washing machine and separate tumble dryer. Pressurised hot water tank. Double glazed doors to the gardens. Door to:



FAMILY ROOM/STUDY

13'5" x 9'7" (4.09m x 2.92m)

Suitable for a variety of purposes - ideal as a family room, playroom or alternatively an large study. Double glazed window to the front. Radiator.

FIRST FLOOR

LANDING

Spindle balustrade. Radiator.

BEDROOM ONE

15'6" x 11'3" (4.72 x 3.43)

A spacious master bedroom with views towards the bowling green through a double glazed window. Bespoke fitted wardrobes ready for painting. Radiator.

EN SUITE SHOWER ROOM/WC

White/chrome fittings including a corner tiled shower enclosure with thermostatic shower. Vanity wash hand basin and low level WC. Part tiled walls. Tiled floor. Recessed LED lighting. Chrome heated towel rail.

BEDROOM TWO

13'1" x 10'3" (3.99 x 3.12)

Double glazed window overlooking the rear gardens. Wood effect flooring. Radiator.

BEDROOM THREE

13'5" x 12'3" max (4.09 x 3.73 max)

Double glazed window to the front. Picture rail. Wood effect flooring. Radiator.

BEDROOM FOUR

10'0" x 7'3" (3.05 x 2.21)

Built-in cupboards. Double glazed window to the front. Radiator.

BEDROOM FIVE

13'7" x 9'7" (4.14 x 2.92)

A dual aspect room with double glazed windows to the front and rear. Wood effect flooring. Radiator.

FAMILY BATHROOM/WC

12'1" x 7'0" (3.68m x 2.13m)

Fitted with a modern white/chrome suite comprising free standing oval bath, twin vanity wash basins with mixer taps and low level WC. Separate thermostatic rain shower beyond a glass partition with tiled surround. Tiled floor. Opaque double glazed window to the side. Recessed LED lighting. Extractor. Chrome heated towel rail.

OUTSIDE

DETACHED BRICK BUILT STORE

Double glazed/panelled door to the side. Double glazed windows to the side and rear.

Off road parking for several vehicles within the wide paved gardens to the front.

SERVICES

All main services are connected.

POSSESSION

Vacant possession on completion.

TENURE

We are informed the property is Freehold. This should be verified by your solicitor.

COUNCIL TAX

Band E.

NOTE

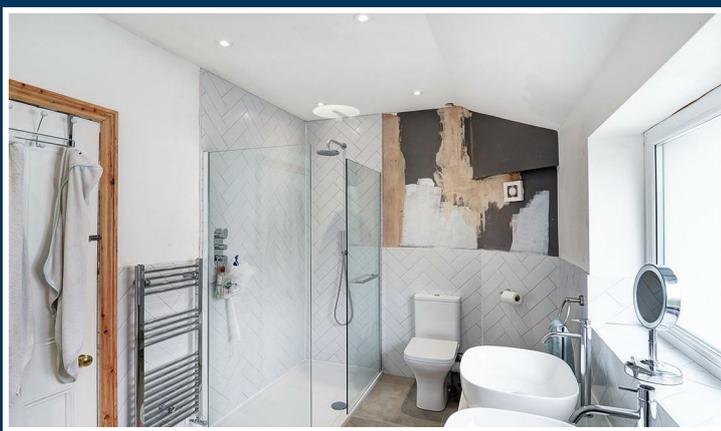
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.

TOTAL FLOOR AREA

Approx: 1849.6 SqFt (171.8 SqM).

DIRECTIONS

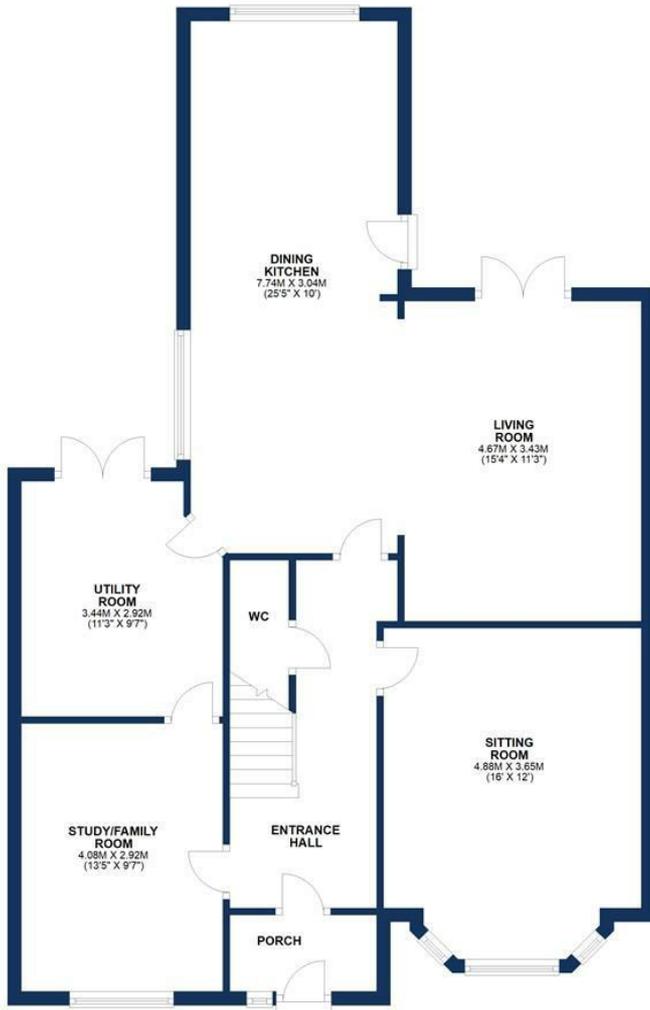
Travelling from our Hale office through the village turn left onto Westgate, bear right onto Broomfield Lane and at the junction with Hale Road turn right. Hermitage Road is the fourth turning on the left and this property can be found after a short distance on the right.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

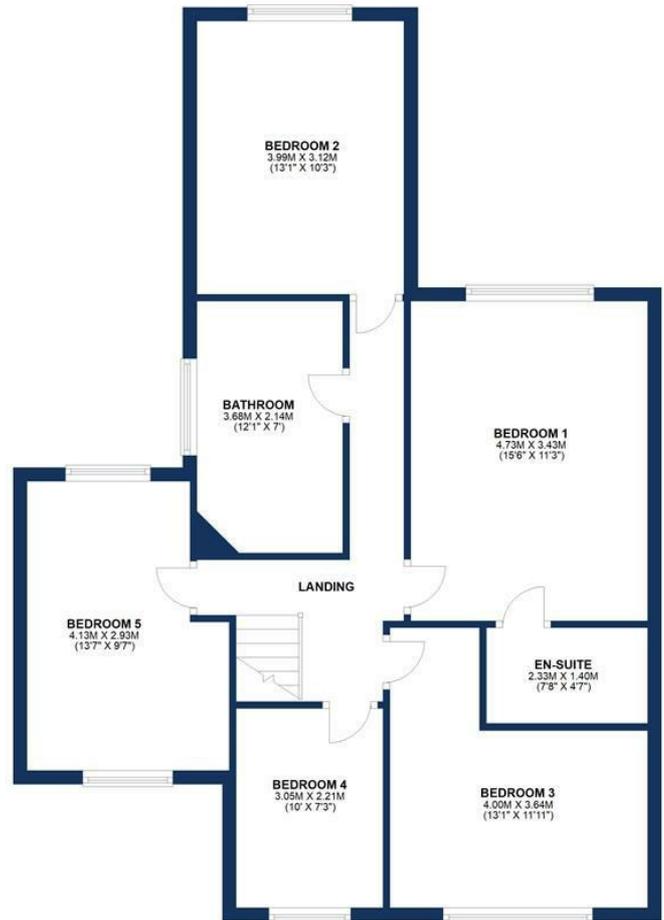
GROUND FLOOR

APPROX. 93.4 SQ. METRES (1005.8 SQ. FEET)



FIRST FLOOR

APPROX. 78.4 SQ. METRES (843.9 SQ. FEET)



TOTAL AREA: APPROX. 171.8 SQ. METRES (1849.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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