



17 HILLSIDE ROAD | HALE

OFFERS OVER £700,000

An extended and refurbished traditional semi detached family house with contemporary fittings and westerly facing rear gardens. The superbly presented interior briefly comprises covered porch, wide entrance hall, spacious sitting room, open plan living/dining kitchen with French window to the covered terrace, four double bedrooms and modern bathroom/WC. Gas fired central heating and PVCu double glazing. Detached garage with electrically operated door and parking within the full width driveway. Paved terrace and gardens laid mainly to lawn.

POSTCODE: WA15 8BT

DESCRIPTION

Hillside Road is a cul de sac containing semi detached houses of traditional design set back beyond the tree lined carriageway standing in mature surroundings. This attractive family house occupies an excellent location approximately one mile distant from the centre of Hale with its range of individual shops, fashionable restaurants and train station and also lies within the catchment area of highly regarded primary and secondary schools. A little further is Altrincham town centre with its highly popular Market Hall containing a variety of establishments including small independent retailers and informal dining options and also a Metrolink station providing a commuter service into Manchester. In addition the area is well placed for the surrounding network of motorways.

This extended and replanned traditional bay fronted property has undergone a programme of refurbishment and includes contemporary quality fittings alongside a superbly presented and well planned interior. The ground floor is largely laid out for open plan living but split into distinctive areas. The centre piece is a high gloss fitted kitchen with adjoining dining area and adjacent living room which opens onto the landscaped rear gardens through a composite French window. In addition to the open plan living space there is a spacious sitting room enhanced by features of the period. Completing the ground floor accommodation is cloakroom/WC fitted with a modern suite. At first floor level the master bedroom benefits from a range of fitted wardrobes alongside three further double bedrooms and a well appointed family bathroom/WC.

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

The landscaped rear gardens feature a covered terrace which extends the full width with expanse of lawn beyond and fence/hedge perimeter. Importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening. There is ample off road parking within the wide block paved driveway and the detached brick built garage is accessed via an electrically operated door.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Leaded effect stained glass/panelled wood grain effect composite front door.

ENTRANCE HALL

15'7" x 5'5" (4.75m x 1.65m)

Spindle balustrade staircase to the first floor. Leaded effect stained glass PVCu double glazed window to the side. Marble effect luxury vinyl flooring. Radiator.

SITTING ROOM

15'1" x 14' (4.60m x 4.27m)

PVCu double glazed bay window to the front with leaded effect stained glass top lights. Marble effect luxury vinyl flooring. Coved cornice. Picture rail. Radiator.

LIVING/DINING KITCHEN

21'1" x 17'11" (6.43m x 5.46m)

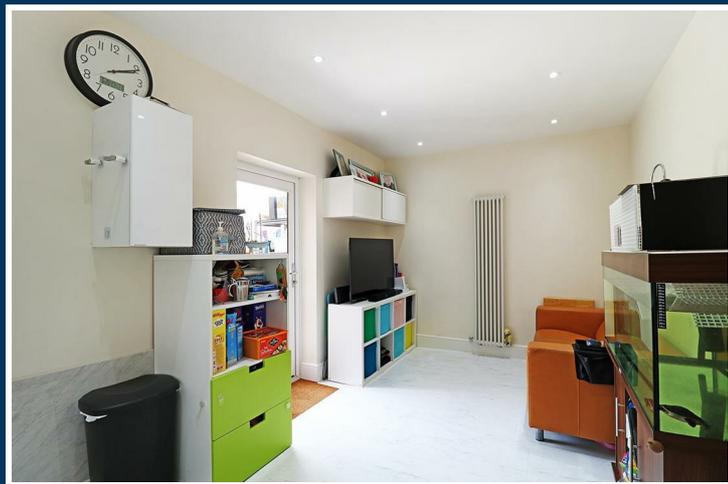
With marble effect luxury vinyl flooring and planned to incorporate:

DINING KITCHEN

Fitted with high gloss grey wall and base units beneath granite work surfaces and inset 1 1/2 bowl composite sink with waste disposal unit, mixer tap and instant hot/cold water tap. Integrated appliances include a wide range cooker with electric fan ovens and eight ring gas hob with splash-back and matching chimney cooker hood above and dishwasher. Recess for a fridge/freezer, automatic washing machine and tumble dryer. Ample space for a dining suite. Opaque PVCu double glazed window to the side and PVCu double glazed window to the rear. Recessed LED lighting. Vertical column radiator.

LIVING AREA

Wood grain effect composite door to the rear. Recessed LED lighting. Vertical column radiator.



CLOAKROOM/WC

White/chrome wall mounted vanity wash basin with mixer tap and low level WC with concealed cistern. Illuminated mirror. Opaque PVCu double glazed window to the side. Tiled walls. Marble effect luxury vinyl flooring. Extractor fan. Contemporary radiator.

FIRST FLOOR

LANDING

Spindle balustrade. Access to the partially boarded and insulated loft space via a retractable ladder. Opaque PVCu double glazed window to the side. Engineered oak flooring. Picture rail.

BEDROOM ONE

14' x 12' (4.27m x 3.66m)

Full length fitted wardrobes with sliding doors containing double hanging rails and shelving. PVCu double glazed bay window to the front. Engineered oak flooring. Recessed LED lighting. Radiator.

BEDROOM TWO

12' x 9'4" (3.66m x 2.84m)

PVCu double glazed window to the rear. Engineered oak flooring. Radiator.

BEDROOM THREE

8'6" x 8'6" (2.59m x 2.59m)

Built-in wardrobe containing hanging rail and shelving with cupboards above. PVCu double glazed window to the front. Engineered oak flooring. Radiator.

BEDROOM FOUR

9'3" x 8'6" (2.82m x 2.59m)

PVCu double glazed window to the rear. Engineered oak flooring. Radiator.

BATHROOM/WC

5'10" x 5'5" (1.78m x 1.65m)

Fitted with a white/chrome suite comprising L-shaped panelled bath with mixer tap plus thermostatic rain shower, hand held attachment and screen above, vanity wash basin with mixer tap and low level WC. Opaque PVCu double glazed window to the side. Tiled walls. Marble effect luxury vinyl flooring. Recessed LED lighting. Shaver point. Extractor fan. Heated towel rail.

OUTSIDE

DETACHED GARAGE

Brick built with electrically operated roller door. Light and power supplies. Opaque PVCu double glazed/panelled door to the side. Opaque PVCu double glazed to the side and rear.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

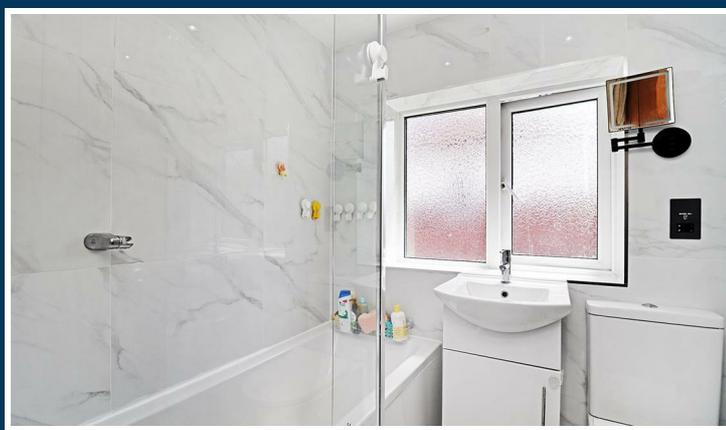
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £3.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX

Band E

NOTE

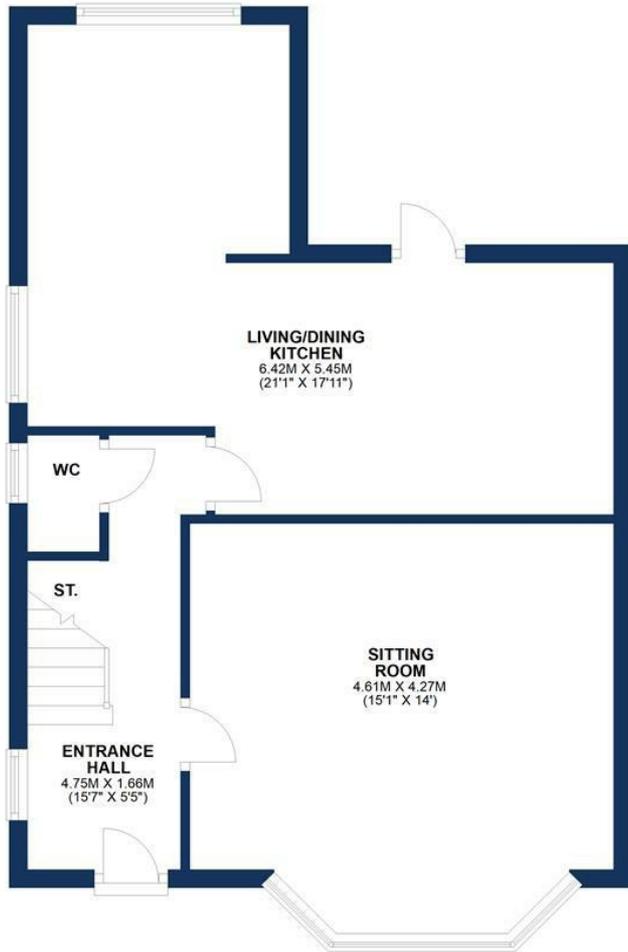
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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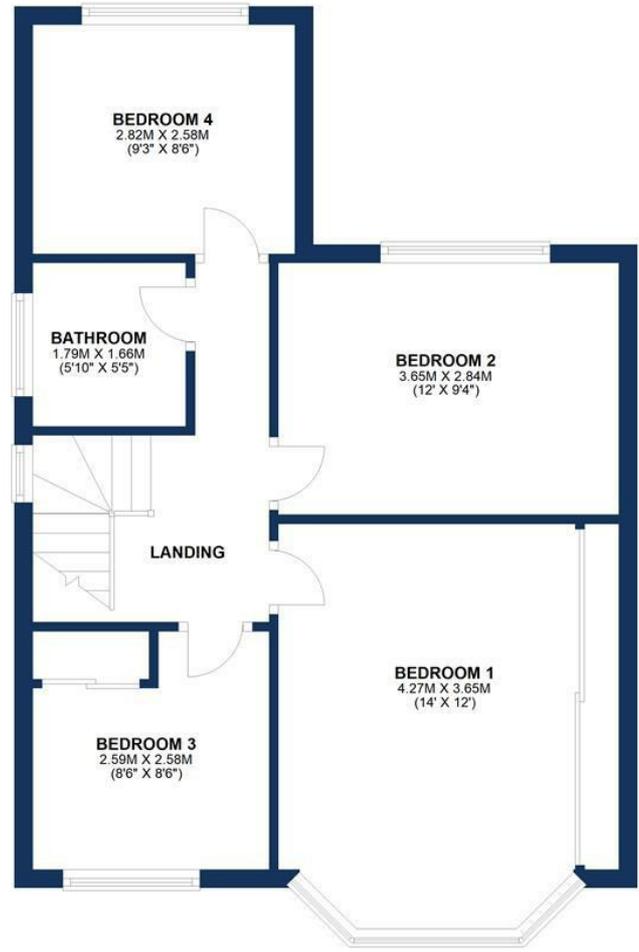
GROUND FLOOR

APPROX. 50.4 SQ. METRES (542.5 SQ. FEET)



FIRST FLOOR

APPROX. 50.3 SQ. METRES (541.5 SQ. FEET)



TOTAL AREA: APPROX. 100.7 SQ. METRES (1084.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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