



HOLLY COTTAGE 50 PARK ROAD | HALE

£550,000

NO ONWARD CHAIN

A late Victorian terraced house with larger than average proportions and south facing rear gardens. The accommodation briefly comprises recessed porch, entrance hall, spacious sitting room, generous dining room opening onto the contemporary fitted kitchen with integrated appliances, master bedroom with walk-in wardrobe and en suite shower room/WC, two further double bedrooms and family bathroom/WC. Gas fired central heating and partial PVCu double glazing. Off road parking.

POSTCODE: WA15 9LR

DESCRIPTION

Built in the latter part of the Victorian era this spacious terraced house forms part of a highly favoured locality. Ideally placed approximately ½ mile distant from the village of Hale with its range of interesting shops, restaurants and wine bars and railway station providing a commuter service into Manchester. In the opposite direction there are walks through the River Bollin Valley forming part of the North Cheshire Green Belt and the property also lies within the catchment area of highly regarded primary and secondary schools.

Typical of the period it is difficult to appreciate from the exterior the extent of the accommodation within and much of the original character remains with tall ceilings, decorative ceiling mouldings and sash windows. To the front there is an elegant sitting room featuring a sash bay window whilst to the rear a spacious dining room opens onto the contemporary fitted kitchen with high gloss white units and integrated appliances.

At first floor level the excellent master bedroom has the unusual benefit of an en suite shower room/WC and walk-in wardrobe. Two further double bedrooms are served by the modern family bathroom/WC and there is scope to utilise the loft space, subject to obtaining the relevant approval.

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

The landscaped rear gardens are certainly a feature with a walled courtyard leading onto gardens laid mainly to lawn with paved terrace beyond, which is ideal for entertaining during the summer months and importantly with a southerly aspect to enjoy the sunshine throughout the day.

In addition there is off road parking to the front of the property.

GROUND FLOOR

RECESSED PORCH

Decorative brick arch. Tiled floor. External light point.

ENTRANCE HALL

Opaque glazed/panelled hardwood front door with transom light. Staircase to the first floor. Coved cornice. Radiator.

SITTING ROOM

17'4" x 13'2" (5.28m x 4.01m)

Timber framed sash bay window to the front. Coved cornice. Ceiling rose. Radiator.

DINING ROOM

13'5" x 13'4" (4.09m x 4.06m)

Under-stair storage cupboard. Timber framed sash window to the rear. Recessed low voltage lighting. Radiator. Wide opening to:

KITCHEN

13'5" x 8'5" (4.09m x 2.57m)

Fitted with a range of high gloss white wall and base units beneath granite effect heat resistant work surfaces/up-stands and inset 1½ bowl composite drainer sink with mixer tap. Display units. Integrated appliances include a double electric fan oven/grill, four ring gas hob with stainless steel chimney cooker hood above, fridge/freezer and dishwasher. Recess for an automatic washing machine. Glazed/panelled hardwood door to the side. PVCu double glazed windows to the side and rear. Tile effect flooring. Recessed LED lighting.



FIRST FLOOR

LANDING

Spindle balustrade. Access to the loft space and wall mounted gas central heating boiler via a folding ladder. Radiator.

BEDROOM ONE

14'4" x 11'7" (4.37m x 3.53m)

Walk-in wardrobe containing hanging rail and shelving. Two timber framed sash windows to the front. Coved cornice. Two radiators.

EN SUITE SHOWER ROOM/WC

6'1" x 5'8" (1.85m x 1.73m)

White/chrome wall mounted wash basin with mixer tap and low level WC. Tiled corner shower enclosure with thermostatic shower. Tile effect flooring. Recessed LED lighting. Wall mounted electric heater.

BEDROOM TWO

13'5" x 11'6" (4.09m x 3.51m)

Timber framed sash window to the rear. Radiator

BEDROOM THREE

9'3" x 8'5" (2.82m x 2.57m)

Timber framed sash window to the rear. Radiator

FAMILY BATHROOM/WC

6' x 5'5" (1.83m x 1.65m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap and thermostatic shower above set within tiled surrounds, pedestal wash basin with mixer tap and low level WC. Opaque timber framed window to the side. Recessed low voltage lighting. Chrome heated towel rail.

OUTSIDE

Off road parking to the front and south facing landscaped gardens to the rear.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

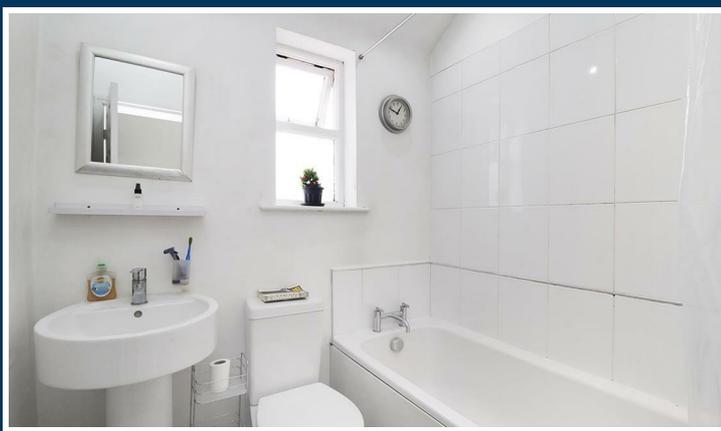
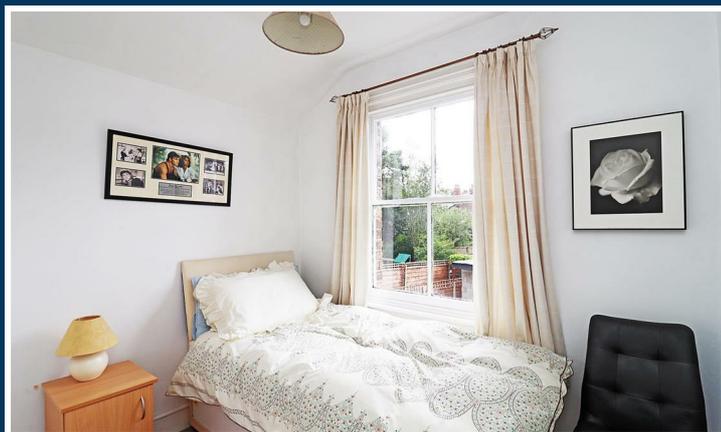
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

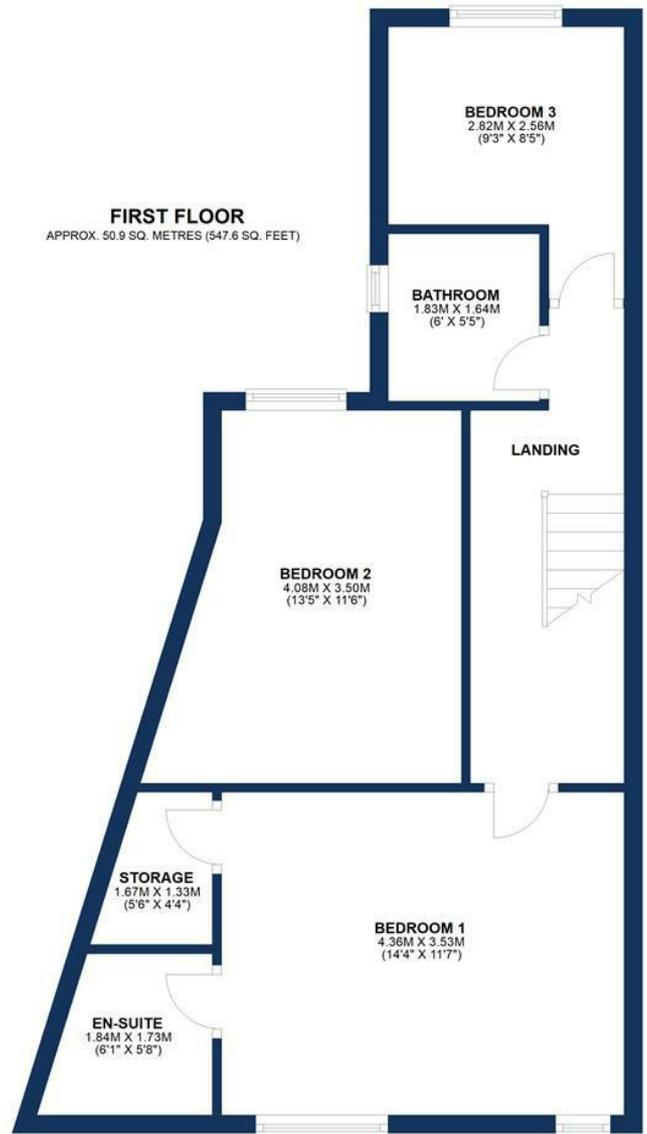
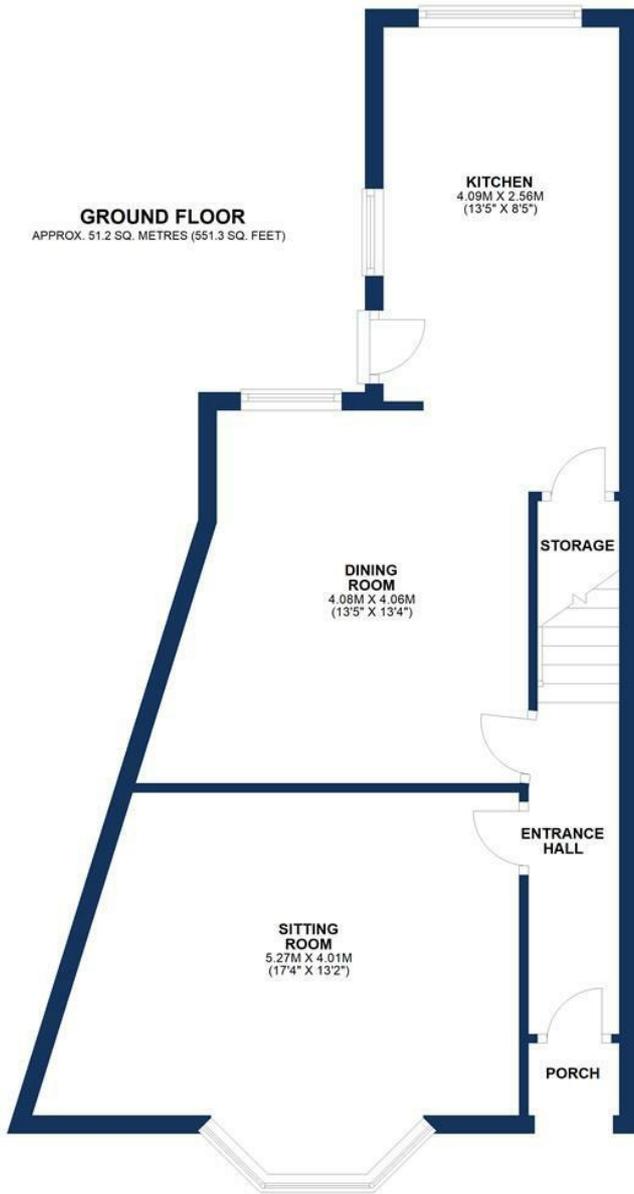
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NOTE

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



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TOTAL AREA: APPROX. 102.1 SQ. METRES (1098.9 SQ. FEET)
Floorplans For Illustrative Purposes Only



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