



RIDDINGS ROAD | HALE

OFFERS OVER £1,000,000

Standing within beautifully landscaped gardens an attractive bay fronted semi detached family house positioned approximately a half mile distant from the village of Hale. The superbly proportioned accommodation briefly comprises enclosed porch, entrance hall, cloakroom/WC, spacious dining room, sitting room with feature fireplace, living/breakfast kitchen with integrated appliances, utility room, two double bedrooms with fitted furniture, two further double bedrooms and family bathroom/WC complete with separate shower enclosure. Gas fired central heating and double glazing. Driveway providing ample off road parking. Southerly facing to the rear.

POSTCODE: WA15 9DS

DESCRIPTION

Riddings Road is a quiet cul de sac containing houses of individual design well set back from the carriageway and standing within mature surroundings. The location is highly sought after being approximately a ½ 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 that contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and in addition the area is well placed for the surrounding network of motorways.

This attractive semi detached family house has been constructed to a traditional design characterised by a full height gable bay window alongside partially rendered elevations beneath a tiled roof. The landscaped gardens are an undoubted feature and great care has been taken to create an interesting array of fruit bearing trees and bushes complimented by wild meadow style planting. Laid mainly to lawn with the added advantage of a paved rear terrace which is ideal for entertaining during the summer months and importantly a southerly aspect to enjoy the sunshine throughout the day. The property also benefits from an electric vehicle charging point.

Approached beyond a substantial enclosed porch the entrance hall leads onto a spacious formal dining room with wide bay window and oak flooring. Positioned toward the rear there is a superbly proportioned sitting room with the focal point of a contemporary recessed fireplace flanked by fitted bookshelves and a tall picture window set within a wide bay allows stunning views across the manicured grounds. The breakfast kitchen is fitted with Shaker style units and integrated appliances and together with an adjacent sitting area combines to form ideal family living space. Completing the ground floor is a useful utility room and separate cloakroom/WC.

At first floor level two generous double bedrooms benefit from a comprehensive range of quality fitted furniture. There are two further double bedrooms and a modern family bathroom complete with separate tiled shower enclosure.

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

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Double glazed leaded light effect/panelled hardwood front door. Ample space for hanging coats and jackets. Two PVCu double glazed windows to the front. Radiator. Double glazed/panelled door to:

ENTRANCE HALL

Spindle balustrade staircase to the first floor. Under-stair storage cupboard. Engineered oak flooring. Coved cornice. Radiator.

CLOAKROOM/WC

White/chrome wall mounted wash basin and low level WC. Opaque PVCu double glazed window to the front. Recessed LED lighting, Radiator.

DINING ROOM

18'2 x 13'2 (5.54m x 4.01m)

PVCu double glazed bay window to the front. Engineered oak flooring. Coved cornice. Radiator.

SITTING ROOM

19'7 x 13'2 (5.97m x 4.01m)

Contemporary recessed living flame gas fire set within a stone/stainless steel surround and flanked to both sides by fitted bookshelves and storage cupboards/drawers. Timber framed double glazed bay window incorporating a matching French window to the rear. Engineered oak flooring. Radiator.

LIVING/BREAKFAST KITCHEN

18'0 x 17'5 (5.49m x 5.31m)

Fitted with Shaker style wall and base units beneath granite effect heat resistant work surfaces and inset 1 ½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Peninsula breakfast bar. Integrated appliances include a double electric fan oven/grill, five ring gas hob with stainless steel cooker hood above and fridge. Recess for a fridge/freezer and dishwasher. Opaque double glazed/panelled door to the side. Three PVCu double glazed windows to the side and rear. Radiator.



UTILITY ROOM

9'2 x 3'6 (2.79m x 1.07m)

Recess for an automatic washing machine. Wall mounted gas central heating boiler. Shelving. Extractor fan. Radiator.

FIRST FLOOR

LANDING

Spindle balustrade. Deep airing cupboard with shelving. PVCu double glazed window to the front. Loft access hatch. Radiator.

BEDROOM ONE

18'1 x 13'2 (5.51m x 4.01m)

Six door range of fitted wardrobes containing double hanging rails and shelving plus twin pedestal dressing table. PVCu double glazed bay window to the front. Recessed low voltage lighting. Radiator.

BEDROOM TWO

15'11 x 13'2 (4.85m x 4.01m)

Six door range of fitted wardrobes containing hanging rails and shelving plus twin pedestal dressing table. PVCu double glazed window to the rear. Recessed low voltage lighting. Radiator.

BEDROOM THREE

11'11 x 10'2 (3.63m x 3.10m)

PVCu double glazed window to the rear. Picture rail. Radiator.

BEDROOM FOUR

9'3 x 9'3 (2.82m x 2.82m)

PVCu double glazed window to the front. Radiator.

BATHROOM/WC

11'11 x 7'2 (3.63m x 2.18m)

Fitted with a white/chrome suite comprising semi recessed oval bath with mixer tap set within a tiled surround, Pedestal wash basin with mixer tap, low level WC and bidet. Tiled shower enclosure with thermostatic shower. Opaque PVCu double glazed window to the side. Recessed LED lighting. Heated towel rail. Radiator.

OUTSIDE

WORKSHOP

10'1 x 7'5 (3.07m x 2.26m)

Constructed in timber. Light and power supplies.

Ample off road parking within the wide driveway.

EV charging point.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is Freehold and subject to a Chief Rent of £7.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX

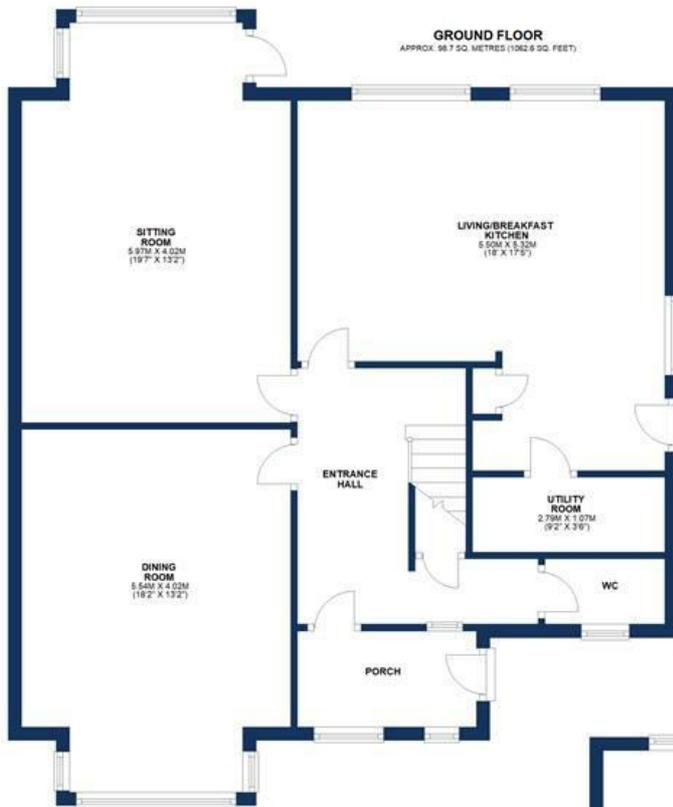
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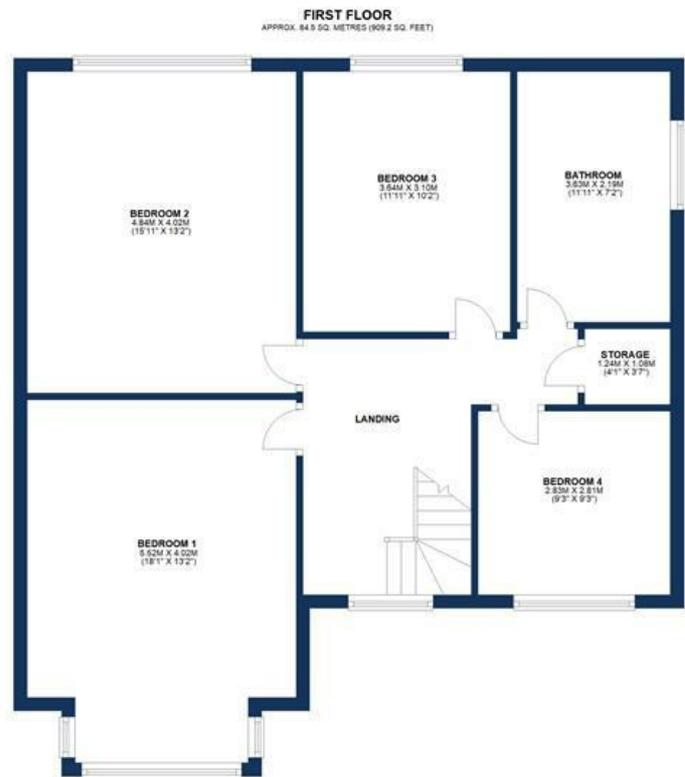
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 183.2 SQ. METRES (1971.9 SQ. FEET)
Figures are for Guidance Purposes Only



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