



20 HIGHFIELD ROAD | HALE

OFFERS OVER £750,000

NO ONWARD CHAIN

A traditional semi-detached family house with much further potential and southerly facing rear gardens. The superbly proportioned accommodation briefly comprises enclosed porch, wide entrance hall, spacious dining room, sitting room with feature fireplace, conservatory with access to the rear terrace, breakfast kitchen with pantry, utility room, cloakroom/WC, three double bedrooms, bathroom and WC.

Gas fired central heating and partial PVCu double glazing.

Detached garage and driveway providing off road parking. Landscaped gardens laid mainly to lawn.

POSTCODE: WA15 8BX

DESCRIPTION

Highfield Road is a sought after location containing semi-detached houses of traditional design set well back beyond a tree lined carriageway. Standing in a slightly elevated position at the head of a quiet cul de sac 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 that contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways.

This bay fronted property is attractive in appearance with partially rendered elevations containing superbly proportioned accommodation retaining much of the original character and represents an ideal opportunity to remodel to individual taste. The living space has potential to be improved by a substantial two storey extension to the side and rear and there is further scope within the loft space, subject to obtaining the necessary approval.

The wide entrance hall forms an impressive reception area with panelled staircase returning to one side alongside a cloakroom/WC. There is a spacious dining room with the focal point of a tiled fireplace surround and separate sitting room with period style fireplace which in turn opens onto a conservatory with sliding windows to the paved rear terrace. The generous breakfast kitchen benefits from a pantry and adjacent utility room which provides access to the rear gardens. At first floor level there are stunning views toward the West Pennines and three excellent double bedrooms with fitted/built-in furniture. These are served by a bathroom and separate WC.

The landscaped rear gardens are certainly a feature, laid mainly to lawn and surrounded by a variety of mature trees to create a high degree of privacy. The stone paved terrace is ideal for entertaining during the summer months and importantly the southerly aspect allows enjoyment of the sunshine throughout the day. To the front the driveway provides off road parking for three cars with detached garage beyond.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed door set within a matching surround beneath a brick arch. Tiled floor.

ENTRANCE HALL

Opaque leaded light effect hardwood front door. Panelled staircase to the first floor. Timber framed window to the side. Picture rail. Radiator.

DINING ROOM

13'5" x 13'2" (4.09m x 4.01m)

Tiled fireplace surround and matching hearth flanked by fitted bookshelves to both sides. PVCu double glazed bay window to the front. Coved cornice. Picture rail. Radiator.

SITTING ROOM

13'10" x 13'2" (4.22m x 4.01m)

Period style fireplace surround with marble conglomerate insert/hearth and coal effect living flame gas fire. Coved cornice. Picture rail. Radiator. French windows set within a matching timber framed surround to:

CONSERVATORY

10'7" x 7'8" (3.23m x 2.34m)

Sliding windows to the paved rear terrace. Translucent roof. Radiator.

BREAKFAST KITCHEN

18' x 9'2" (5.49m x 2.79m)

Fitted with matching wall and base units beneath tiled work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Recess for a cooker, fridge and dishwasher. Wall mounted gas central heating boiler. Pantry with shelving and opaque timber framed window to the side. Two PVCu double glazed windows to the side. Tiled floor. Coved cornice. Radiator.



UTILITY ROOM

9'6" x 2'11" (2.90m x 0.89m)

Space for freezer and automatic washing machine. PVCu double glazed/panelled door to the rear. Matching PVCu double glazed windows to the side and rear.

CLOAKROOM/WC

White/chrome pedestal wash basin and low-level WC. Opaque leaded light effect window to the front. Picture rail. Radiator.

FIRST FLOOR

LANDING

Timber framed double glazed window at half landing level. Panelled balustrade. Loft access hatch.

BEDROOM ONE

13'10" x 13'2" (4.22m x 4.01m)

Built-in wardrobes with cupboards above. PVCu double glazed window to the rear. Picture rail. Radiator.

BEDROOM TWO

13'2" x 10'9" (4.01m x 3.28m)

Built-in wardrobe with cupboards above and built-in cupboards with shelving. Timber framed window to the front. Picture rail. Radiator.

BEDROOM THREE

9'2" x 9'2" (2.79m x 2.79m)

Recess for a bed beneath fitted cupboards flanked by a fitted wardrobe. PVCu double glazed window to the front. Picture rail. Radiator.

BATHROOM

9'2" x 6'8" (2.79m x 2.03m)

White/chrome panelled bath with electric shower over and recessed vanity wash basin all set within tiled surrounds. Airing cupboard with shelving and housing the hot water cylinder. Opaque timber framed window to the rear. Chrome heated towel rail.

WC

White/chrome low-level WC. Opaque PVCu double glazed window to the side.

OUTSIDE

DETACHED GARAGE

22'7" x 9'5" (6.88m x 2.87m)

Up and over door. Light and power supplies. Hardwood door to the side and timber framed window to the rear.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

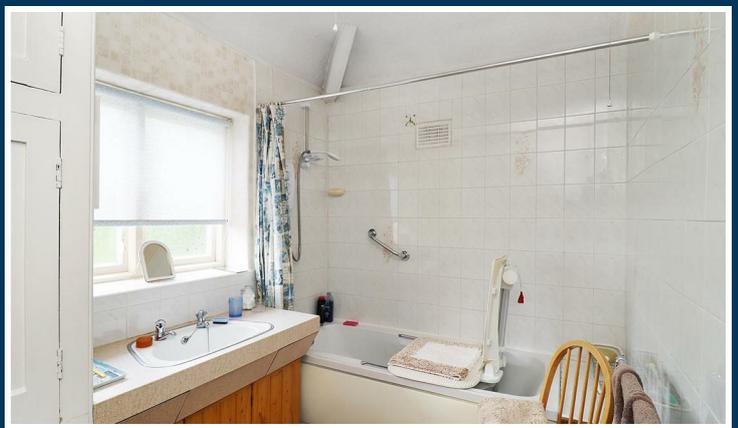
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £6.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX

Band E

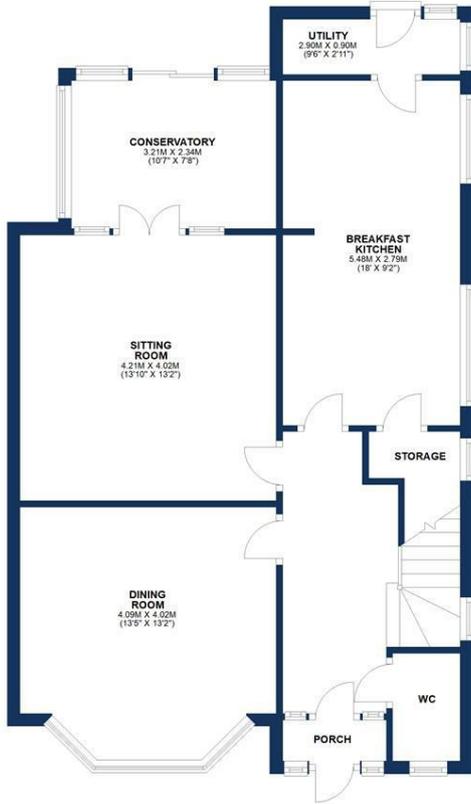
NOTE

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. 92.4 SQ. METRES (994.9 SQ. FEET)



FIRST FLOOR
APPROX. 54.5 SQ. METRES (586.6 SQ. FEET)



TOTAL AREA: APPROX. 146.9 SQ. METRES (1581.5 SQ. FEET)
Floorplans For Illustrative Purposes Only



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