



## 2 WOODHEAD DRIVE | HALE

OFFERS OVER £900,000

\*\*\*BEST OFFERS IN WRITING WITH EVIDENCE OF ABILITY TO PROCEED BY FRIDAY 2nd DECEMBER 12 noon hale@ianmacklin.com\*\*\*

\*\*\*NO ONWARD CHAIN\*\*\*

A traditional bay fronted detached family house occupying an exceptional mature plot in a highly sought after cul de sac location. The superbly proportioned accommodation briefly comprises covered porch, wide entrance hall, cloakroom/WC, sitting room with feature fireplace, spacious dining room, morning room, fitted kitchen, four excellent double bedrooms, bathroom and WC. Gas fired central heating. Detached garage. Off road parking for several vehicles. An opportunity to remodel to individual taste and with much further potential.

POSTCODE: WA15 9LG

## DESCRIPTION

Constructed circa 1935 this traditional detached family house forms part of a highly favoured locality developed mainly with individually designed properties standing in mature grounds on a quiet cul de sac.

The rear gardens are certainly a feature and incorporate a stone paved terrace as well as an expanse of lawn screened by mature hedges and trees all of which combines to create a delightful setting with the benefit of a high degree of privacy.

Approached over a stone paved driveway and built to an attractive bay fronted design the property stands well set back with attractive partially rendered elevations beneath a tiled roof and features the original oak front door. Presenting an ideal opportunity to remodel to individual taste there is also much further potential subject to obtaining the relevant approval.

Internally the wide entrance hall forms a welcoming reception area with cloakroom/WC to one side and leads onto a well-proportioned formal dining room with the focal point of a period fireplace surround. An elegant sitting room also has the advantage of a period fireplace alongside a charming bay window which provides views over the gardens. A generous morning room with fitted dining area opens onto a dual aspect kitchen with access to the rear.

At first floor level there are four superb double bedrooms, bathroom and separate WC.

A little under half a mile away is the vibrant village of Hale with its range of individual shops, restaurants and bars and a little further the market town of Altrincham and Metrolink station providing a commuter service into Manchester. The property is also well placed for the revitalised village of Hale Barns, the surrounding network of motorways and lies within the catchment area of highly regarded primary and secondary schools.

## ACCOMMODATION

### GROUND FLOOR

#### COVERED PORCH

Hardwood front door with opaque glazed insert.

#### ENTRANCE HALL

**17'11" x 10'1" (5.46m x 3.07m)**

Wrought iron balustrade staircase with natural wood handrail to the first floor. Opaque leaded light window to the front. Opaque window to the side. Natural wood flooring. Coved cornice. Radiator.

#### CLOAKROOM/WC

White/chrome low-level WC and pedestal wash basin. Opaque leaded/stained glass window to the front. Natural wood flooring. Tiled walls.

#### DINING ROOM

**17' x 13' (5.18m x 3.96m)**

Period fireplace surround with tiled insert and hearth. Angular bay window to the front. Two wall light points. Coved cornice. Radiator.

#### SITTING ROOM

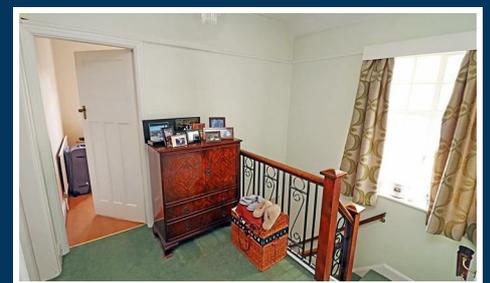
**16' x 15'11" (4.88m x 4.85m)**

Baxi grate open fireplace with period surround and tiled hearth. Angular bay window to the side. Natural wood flooring. Coved cornice. Picture rail. Radiator.

#### MORNING ROOM

**10'9" x 10'1" (3.28m x 3.07m)**

Fitted dining area with seating and table. Full height fitted cupboards with shelving. Under-stair storage cupboard. Picture rail. Radiator. Archway to:



## KITCHEN

10'1" x 10' (3.07m x 3.05m)

Fitted with matching wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Space for a cooker. Recess for a fridge, freezer, dishwasher and automatic washing machine. Door to the rear recessed porch and external storeroom. Opaque windows to the side and rear.

## FIRST FLOOR

### LANDING

Wrought iron balustrade. Opaque window to the side. Picture rail.

### BEDROOM ONE

16'1" x 15'11" (4.90m x 4.85m)

Tiled fireplace surround and hearth. Angular bay window to the side. Picture rail. Radiator.

### BEDROOM TWO

17' x 13' (5.18m x 3.96m)

Fitted wardrobes flanking a recess for a double bed with cupboards above to both sides. Pedestal wash basin. Angular bay window to the front. Radiator.

### BEDROOM THREE

10'4" x 10'1" (3.15m x 3.07m)

Wall mounted wash basin. Window to the rear. Picture rail. Radiator.

### BEDROOM FOUR

11'1" x 10'1" (3.38m x 3.07m)

Oriel bay window to the front. Radiator.

## BATHROOM

6'9" x 5'11" (2.06m x 1.80m)

Fitted with a white/chrome suite comprising bath with mixer/shower tap and pedestal wash basin all set within tiled surrounds. Airing cupboard with shelving and housing the hot water cylinder. Opaque window to the side. Tile effect flooring. Chrome heated towel rail.

## WC

Low-level WC. Opaque window to the side. Tile effect flooring.

## OUTSIDE

### DETACHED GARAGE

Double opening timber doors. Light and power supplies. Integral boiler room with floor standing gas central heating boiler.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

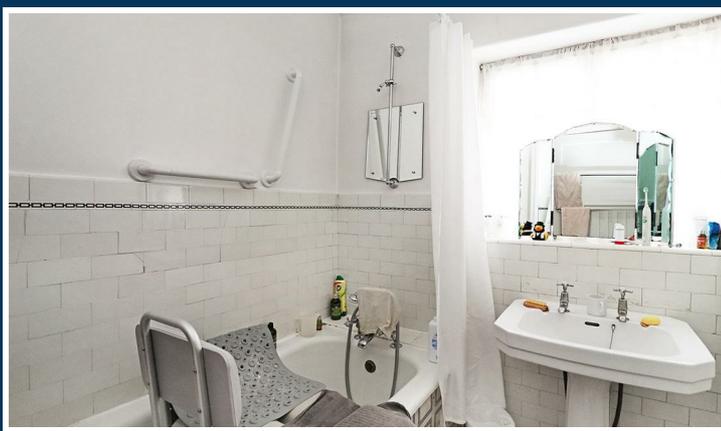
We are informed the property is Leasehold and subject to a Ground Rent of £10.00 per annum. This should be verified by your Solicitor.

## COUNCIL TAX

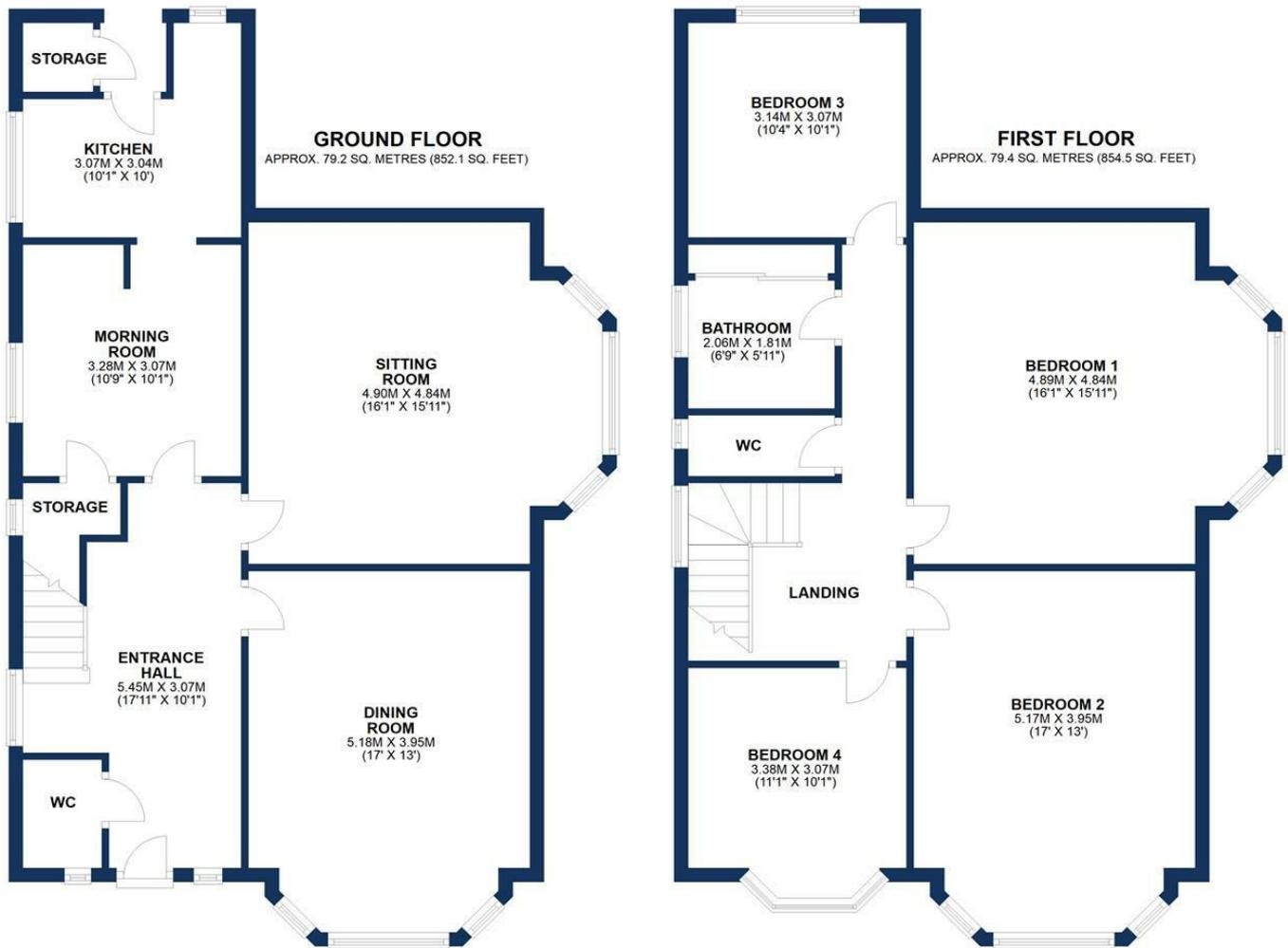
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## NOTE

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. 158.5 SQ. METRES (1706.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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