



## 12 FINCHLEY ROAD | HALE

OFFERS IN THE REGION OF £535,000

A late Victorian terraced house positioned on the west side and neighbouring one of the most popular tree roads. The superbly proportioned accommodation briefly comprises entrance hall, sitting room with period fireplace surround, dining room with revealed brick chimney breast, fitted kitchen with access to the courtyard & gardens beyond, lower ground floor of bedroom with en suite shower room and separate utility room, two excellent first floor double bedrooms & generous bathroom/WC. Further potential to convert the loft space subject to obtaining the relevant permission. Gas fired central heating and PVCu double glazing. Westerly facing landscaped rear gardens. Permit parking. An ideal opportunity to remodel to individual taste.

POSTCODE: WA15 9RD

## DESCRIPTION

A superbly proportioned late Victorian terraced house situated in an ideal location neighbouring one of the most highly sought after tree roads and within walking distance of both the village of Hale with its range of individual shops, restaurants and bars and railway station and the town of Altrincham with its highly popular Market House and Metrolink commuter service into Manchester. The property is also positioned within the catchment area of highly regarded primary and secondary schools and 100 yards distant is Stamford Park with tennis courts and recreational areas.

Typical of the era it is difficult to appreciate from the exterior the extent of the accommodation within and much of the original character remains with tall ceilings and decorative ceiling mouldings.

Approached beyond a panelled hardwood front door with opaque leaded light effect inserts the entrance hall features oak flooring which continues into a sitting room with the focal point of a period style fireplace surround. There is an elegant dining room with stunning revealed brick chimney breast and wood burning stove set upon a stone hearth. The adjacent fitted kitchen overlooks the rear gardens and provides access to the enclosed courtyard.

The basement has been converted to create a lower ground floor comprising double bedroom with the benefit of an en suite shower room/WC and separate utility room.

At first floor level there are two excellent double bedrooms and generous modern family bathroom/WC fitted with a white suite and complete with corner bath. The landing provides access to the loft space and further potential exists to create additional accommodation subject to obtaining the relevant approval.

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

The landscaped grounds are certainly a feature with an enclosed courtyard leading onto a stone paved terrace which is ideal for entertaining during the summer months and importantly with a westerly aspect to enjoy the sunshine throughout the day and into the evening.

## ACCOMMODATION: GROUND FLOOR

### ENTRANCE HALL

Opaque leaded light effect/panelled hardwood front door with matching transom light. Staircase to the first floor. Oak flooring. Coved cornice. Radiator.

### SITTING ROOM

12'7" x 11' (3.84m x 3.35m)

Period style fireplace surround with marble conglomerate insert/hearth and electric flame effect fire framed in brass. PVCu double glazed window to the front. Oak flooring. Coved cornice. Radiator.

### DINING ROOM

12'11" x 11'8" (3.94m x 3.56m)

Revealed brick chimney breast with wood burning stove and stone hearth. PVCu double glazed window to the rear. Oak flooring. Coved cornice. Radiator.

### KITCHEN

8' x 8' (2.44m x 2.44m)

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. Recess for a cooker and fridge. Opaque PVCu double glazed/panelled door to the side. PVCu double glazed windows to the side and rear. Tile effect flooring.



## LOWER GROUND FLOOR: UTILITY ROOM

12'3" x 11'3" (3.73m x 3.43m)

Base units beneath heat resistant work surfaces. Integrated freezer. Recess for automatic washing machine and tumble dryer. Wall mounted gas central heating boiler. Additional storage beneath the staircase. Opaque PVCu double glazed window to the rear. Recessed low-voltage lighting. Extractor fan. Radiator.

## BEDROOM THREE

12'2" x 10'7" (3.71m x 3.23m)

PVCu double glazed window to the front. Recessed low-voltage lighting. Radiator.

## EN SUITE SHOWER ROOM/WC

White/chrome wall mounted wash basin and low-level WC. Tiled enclosure with thermostatic shower. Tiled walls. Recessed LED lighting. Extractor fan. Heated towel rail.

## FIRST FLOOR: LANDING

Turned spindle balustrade. Access to the fully boarded loft space via a folding ladder. Coved cornice.

## BEDROOM ONE

14'10" x 11'1" (4.52m x 3.38m)

Provision for a wall mounted flat screen television. PVCu double glazed window to the front. Radiator.

## BEDROOM TWO

13' x 9'5" (3.96m x 2.87m)

PVCu double glazed window to the rear. Radiator.

## BATHROOM/WC

8' x 8' (2.44m x 2.44m)

Fitted with a white/chrome suite comprising corner bath with mixer/shower tap, pedestal wash basin and low-level WC all set within tiled surrounds. Opaque PVCu double glazed window to the rear. Tile effect flooring. Radiator.

## OUTSIDE

Permit parking.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

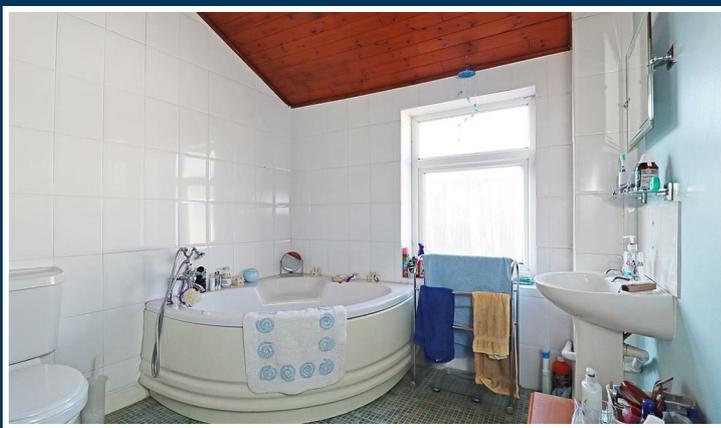
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band D

## NOTE

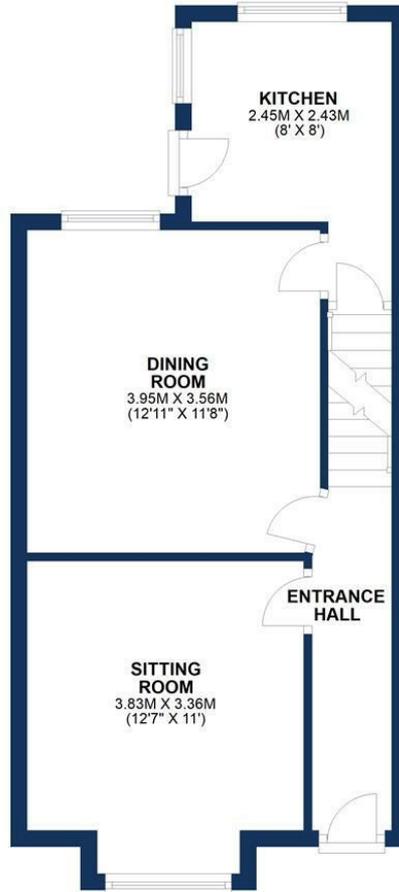
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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### GROUND FLOOR

APPROX. 39.6 SQ. METRES (426.3 SQ. FEET)



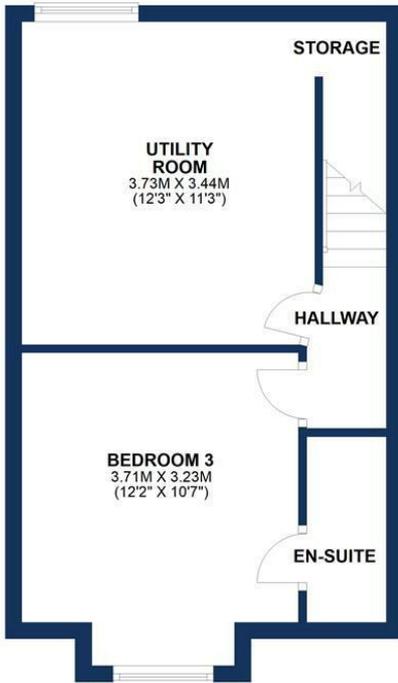
### FIRST FLOOR

APPROX. 38.7 SQ. METRES (416.4 SQ. FEET)



### BASEMENT

APPROX. 33.4 SQ. METRES (359.7 SQ. FEET)



APPROX. 111.7 SQ. METRES (1202.3 SQ. FEET)

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