



26 PEEL ROAD | HALE

OFFERS IN THE REGION OF £450,000

Viewing is essential to appreciate the proportions of accommodation within this deceptively spacious end terraced family home. The accommodation briefly comprises entrance hall, full depth living room, separate dining room and breakfast kitchen with doors leading onto the rear gardens, master bedroom with en-suite shower room/WC plus two further double bedrooms serviced by the modern family bathroom/WC. Off road parking within the driveway and patio leading to gardens laid with artificial grass to the rear. The rear gardens enjoy a high degree of privacy and there is gated access to the side.

POSTCODE: WA15 9HN

DESCRIPTION

This deceptively spacious end terrace family home has been extended in recent years to provide superbly proportioned living space situated in an ideal location within easy reach of Hale village centre and Altrincham town centre.

The double fronted accommodation is approached via the entrance hall which leads to a full depth sitting room to one side with double doors leading onto the rear gardens whilst to the other side there is a separate dining room. Off the dining room there is a modern fitted breakfast kitchen again with doors to the rear gardens and a full range of integrated appliances.

To the first floor there is a superb master suite with en-suite shower room/WC and two further excellent double bedrooms serviced by the modern family bathroom/WC.

To the front of the property the block paved driveway provides off road parking and there is gated access to the side and rear. To the rear there is a patio seating area with gardens beyond which are laid with artificial grass and enjoy a high degree of privacy.

The location is ideal as previously mentioned being within walking distance of Hale village centre and Altrincham town centre and also lying within the catchment area of highly regarded primary and secondary schools.

Viewing is essential to appreciate the standard and proportions of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Stairs to first floor.

SITTING ROOM

20'0" x 8'7" (6.10 x 2.62)

A full depth sitting room with PVCu double glazed window to the front and PVCu double glazed doors providing access to the rear gardens. Laminate flooring. Two radiators. Television aerial point.

DINING ROOM

13'6" x 12'0" (4.11 x 3.66)

PVCu double glazed window to the front. Radiator. Under stairs storage cupboard. Television aerial point.

KITCHEN

16'4" x 7'9" (4.98 x 2.36)

Fitted with a comprehensive range of cream wall and base units with heat resistant work surfaces over incorporating a sink unit with drainer. Integrated double oven/grill plus newly installed four ring induction hob with stainless steel extractor hood. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Integrated dryer. Space for table and chairs. Radiator. PVCu double glazed window overlooks the rear gardens. PVCu double glazed door provides access to the rear gardens. Concealed Worcester combination boiler.

FIRST FLOOR

LANDING

Loft access hatch.



BEDROOM ONE

15'5" x 8'7" (4.70 x 2.62)

With PVCu double glazed window to the front. Radiator. Television aerial point.

EN-SUITE

8'7" x 4'4" (2.62 x 1.32)

With a contemporary suite comprising tiled shower with cubicle, vanity wash basin and WC. Heated towel rail. Tiled walls and floor. Opaque PVCu double glazed window to the rear. Extractor fan. Recessed low voltage lighting.



BEDROOM TWO

16'8" x 9'3" (5.08 x 2.82)

With two PVCu double glazed windows to the front. Radiator. Television aerial point.

BEDROOM THREE

10'11" x 8'1" (3.33 x 2.46)

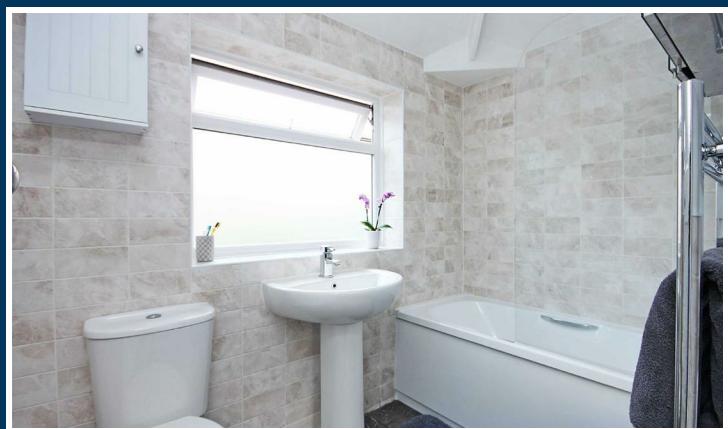
PVCu double glazed window overlooking the rear gardens. Radiator. Television aerial point.



BATHROOM

7'11" x 4'10" (2.41 x 1.47)

Fitted with a modern white suite with chrome fittings comprising panelled bath with electric shower over, pedestal wash hand basin and WC. Chrome heated towel rail. Tiled walls and floor. Opaque PVCu double glazed window to the rear. Extractor fan.



OUTSIDE

To the front of the property the block paved drive provides off road parking and there is gated access to the side and rear.

To the rear and accessed via the kitchen and the sitting room there is a patio seating area with gardens beyond laid with artificial grass all enjoying a high degree of privacy. There is also a garden shed, outside water tap and electrical power point.

SERVICES

All main services are connected.

POSSESSION

Vacant possession on completion.

COUNCIL TAX

Band "C"

TENURE

We have been informed the property is held on a Freehold basis. This should be verified by your solicitor.

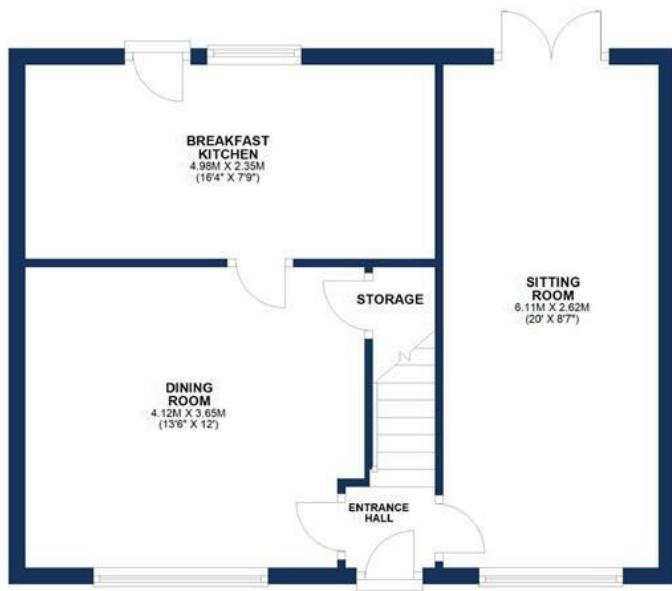
NOTE

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

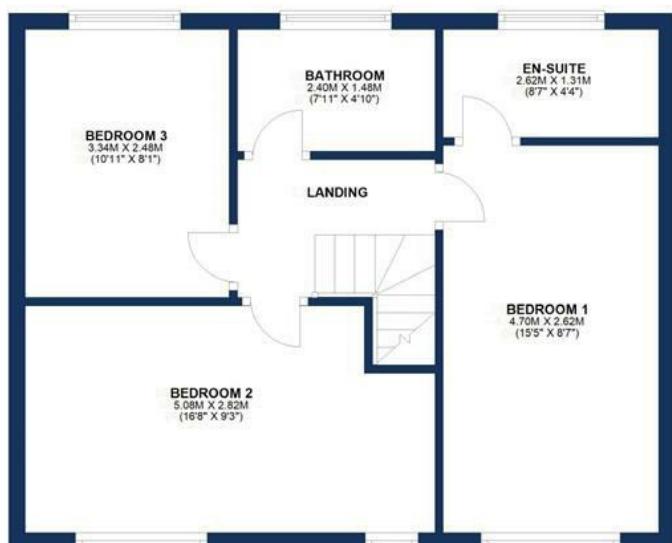


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GROUND FLOOR
APPROX. 47.0 SQ. METRES (505.8 SQ. FEET)



FIRST FLOOR
APPROX. 47.0 SQ. METRES (505.8 SQ. FEET)



TOTAL AREA: APPROX. 94.0 SQ. METRES (1011.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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