



41 AVON ROAD | HALE

£625,000

A beautifully presented and superbly proportioned four storey Victorian terraced family home in an ideal location within walking distance of Hale village. The accommodation briefly comprises welcoming entrance hall, sitting room, dining room, dining kitchen with adjacent utility room and cloakroom/WC and with access to the rear gardens, basement room, three bedrooms and shower room to the first floor and loft conversion to provide an impressive secondary family bathroom/WC. Off road parking within the driveway plus patio seating area with delightful lawned gardens to the rear. Viewing is highly recommended.

POSTCODE: WA15 0LB

DESCRIPTION

This attractive Victorian mid terrace family home forms part of a desirable locality containing houses of similar age and varying design all combining to create an attractive setting. The position is ideal being approximately 1/2 mile from the village of Hale with its range of interesting shops, restaurants and bars and train station that provides a commuter service into Manchester. A similar distance to the south was the River Bollin valley with its walks that form part of the North Cheshire Greenbelt.

Much of the original character remains with tall ceilings and a recessed porch leads onto a welcoming entrance hall which in turn leads onto a sitting room to the front with focal point of a period style living flame gas fire whilst towards the rear is a separate living room again with a focal point of a cast iron fireplace. Towards the rear is an impressive open plan dining kitchen with a range of integrated appliances and fitted with high gloss units and leading onto a separate utility area with access to the rear patio with gardens beyond and also an adjacent cloakroom/WC. The cellars are currently used as a fourth bedroom with wardrobe area whilst to the first floor the master bedroom benefits from an adjacent walk in wardrobe and there are two further double bedrooms serviced by the shower room/WC. To the second floor the loft has been converted to create an attractive family bathroom/WC fitted with a contemporary white suite.

Externally there is a off road parking within the flagged driveway with mature hedge borders whilst to the rear the patio seating area leads onto delightful lawned gardens with a further covered patio seating area beyond.

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

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Glass panelled hardwood front door. Tiled floor. Ceiling cornice. Stairs to first floor. Radiator. Glass panelled door to:

SITTING ROOM

15'1" x 11'9" (4.60m x 3.58m)

With a focal point of a living flame gas fire with period style surround and tiled hearth. Bay window to the front. Ceiling cornice. Picture rail. Television aerial point. Telephone point. Radiator.

LIVING ROOM

14'11" x 12'2" (4.55m x 3.71m)

With a focal point of a cast iron fireplace and tiled hearth. Window to the rear overlooking the garden. Radiator. Fitted storage cupboard. Ceiling cornice.

DINING KITCHEN

23'1" x 8'9" (7.04m x 2.67m)

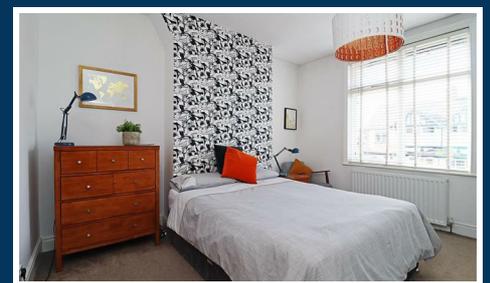
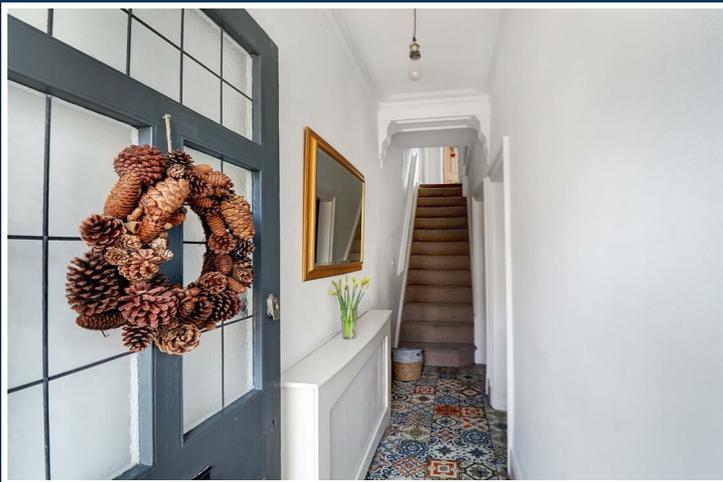
With a mezzanine dining area with steps to working kitchen fitted with a comprehensive range of high gloss wall and base units with natural wood work surfaces over incorporating 1 1/2 bowl sink unit with drainer with hose tap. Integrated double oven/grill plus 5 ring gas hob with extractor hood over. Integrated microwave, fridge freezer and dishwasher. Two double glazed windows to the side. Tiled splashback and floor. Radiator. Cupboard housing Worcester combination gas central heating boiler. Recessed low voltage lighting. Opening to:

REAR PORCH/UTILITY

With a continuation of base units with work surface. Plumbing for washing machine. Space for dryer. Tiled floor and splashback. Glass panelled door to rear. Garden.

CLOAKROOM

With WC and wash basin. Radiator. Tiled floor. Half tiled walls.



CELLARS

BASEMENT ROOM

15'0" x 11'9" (4.57m x 3.58m)

With PVCu double glazed window to the front. Laminate flooring. Radiator. Recessed low voltage lighting. Adjacent wardrobe area.

FIRST FLOOR

LANDING

With stairs to second floor. Velux window to the front.

BEDROOM 1

13'3" x 9'11" plus 5'3" x 5'1" (4.04m x 3.02m plus 1.60m x 1.55m)

With window to the front. Radiator. Adjacent walk in wardrobe area.

BEDROOM 2

12'9" x 9'11" (3.89m x 3.02m)

With sash window to the rear. Laminate flooring. Radiator.

BEDROOM 3

10'10" x 8'10" (3.30m x 2.69m)

With sash window to the rear. Laminate flooring. Radiator.

SHOWER ROOM

6'5" x 6'0" (1.96m x 1.83m)

With a suite comprising tiled shower cubicle, WC and vanity wash basin. Opaque PVCu double glazed window to the side. Heated towel rail. Tiled walls and floor.

SECOND FLOOR

BATHROOM

14'7" x 14'0" (4.45m x 4.29m)

A superb addition to the property and featuring a contemporary white suite with chrome fittings comprising free standing bath, WC and vanity wash basin. Tiled floor and walls. Two velux windows to the rear. Chrome heated towel rail. Eaves storage.

OUTSIDE

To the front of the property the flagged driveway provides off road parking and has mature hedge borders. To the rear and accessed via the rear porch/utility there is a patio seating area with delightful lawned gardens beyond with further covered patio seating area.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

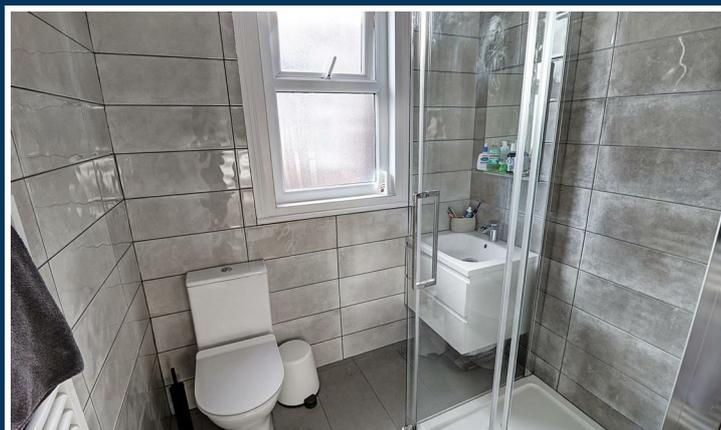
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TENURE

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

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. 66.0 SQ. METRES (710.4 SQ. FEET)



FIRST FLOOR

APPROX. 52.8 SQ. METRES (568.9 SQ. FEET)



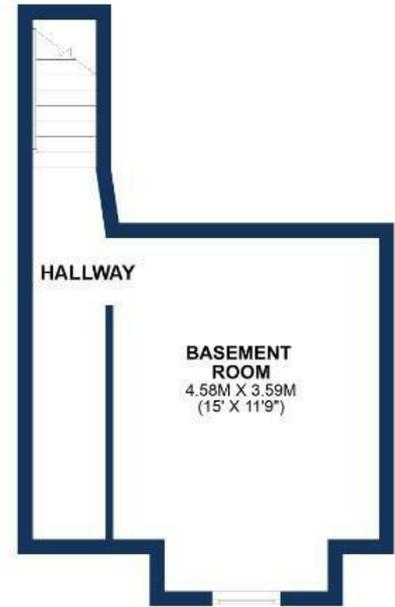
SECOND FLOOR

APPROX. 16.5 SQ. METRES (177.7 SQ. FEET)



BASEMENT

APPROX. 23.4 SQ. METRES (252.1 SQ. FEET)



TOTAL AREA: APPROX. 158.8 SQ. METRES (1709.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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