



11 CLAREMONT GROVE | HALE

£650,000

NO ONWARD CHAIN

A traditional bay fronted semi detached family house positioned within a quiet cul de sac adjacent to the village of Hale and less than half a mile from Altrincham town centre. The accommodation briefly comprises covered porch, entrance hall, sitting room with contemporary fireplace, dining room, conservatory with French windows to the gardens, fitted kitchen with integrated appliances, cloakroom/WC, two excellent double bedrooms, generous single bedroom and modern shower room/WC. Gas fired central heating and double glazing. Block paved driveway providing off road parking. Paved seating area and westerly facing lawned rear gardens.

POSTCODE: WA15 9HH

DESCRIPTION

This attractive semi-detached family house features a partially rendered bay fronted elevation and occupies an enviable position approximately 500 yards from Hale village with its range of individual shops, restaurants, wine bars and railway station. Less than 1/2 a mile distance lies the comprehensive shopping centre of Altrincham 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. The location is also ideal being within the catchment area of highly regarded primary and secondary schools. In addition, just a short distance to the north is Stamford Park with tennis courts and recreation areas.

The well presented interior benefits from gas fired central heating and double glazing, yet retains much of the original character complete with turned spindle balustrade staircase, coved cornices and picture rails. The property has reached the stage where a degree of modernisation is required and therefore offers an incoming purchaser the opportunity to extend and remodel to individual taste, subject to obtaining the relevant approval.

The accommodation is approached beyond a covered porch and entrance hall with cloaks cupboard to one side and cloakroom/WC positioned behind the staircase. At ground floor level the naturally light sitting room features a contemporary recessed fireplace and bay window whilst to the rear there is a spacious dining room which in turn leads onto the conservatory with French windows opening onto the private lawned gardens. The fitted kitchen has been replanned and benefits from a range of integrated appliances alongside access to the side of the property.

To the first floor there is a principle bedroom with built-in wardrobes, further double bedroom, generous single bedroom with tree lined views to the front and modern shower room/WC.

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

The block paved driveway provides parking for several vehicles and extends to the side of the property.

Widening significantly at the rear the gardens are certainly a feature and incorporate a paved seating area flanked by raised flower beds. Laid mainly to lawn with mature borders and importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Opaque glazed/panelled hardwood front door.

ENTRANCE HALL

16'2" x 7'6" (4.93m x 2.29m)

Turned spindle balustrade staircase to the first floor. Cloaks area with space for hanging coats and housing the wall mounted gas central heating boiler. Opaque timber framed window to the front.

SITTING ROOM

15'6" x 11'5" (4.72m x 3.48m)

Contemporary remotely operated recessed living flame gas fire framed in brushed chrome. Timber framed double glazed bay window to the front. Coved cornice. Radiator. Wide opening to:

DINING ROOM

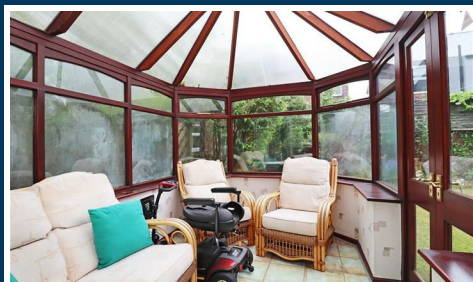
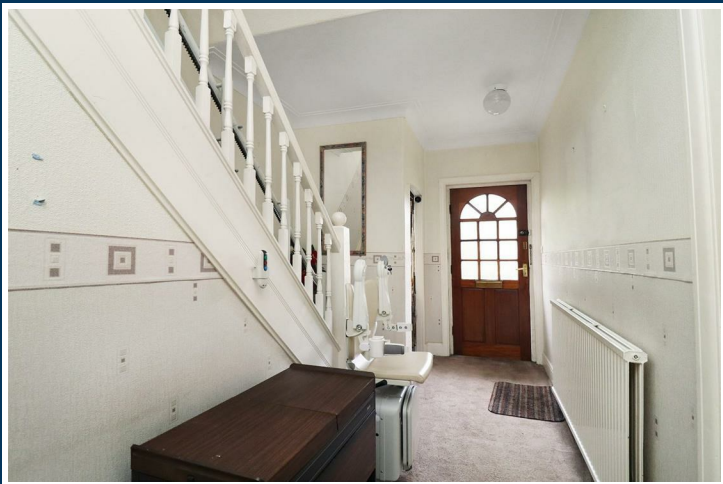
12'11" x 11'5" (3.94m x 3.48m)

Coved cornice. Radiator. Double glazed sliding windows to:

CONSERVATORY

10'3" x 8'11" (3.12m x 2.72m)

Brick to the lower section, timber framed and double glazed beneath a translucent roof. Double opening French windows to the rear gardens. Tile effect flooring.



KITCHEN

13'10" x 9'10" (4.22m x 3.00m)

Fitted with a range of matching wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Matching peninsula breakfast bar. Integrated appliances include an electric fan oven/grill and four ring gas hob with extractor/light above. Space for a fridge/freezer. Recess for an automatic washing machine. Opaque glazed/panelled hardwood door to the side. Two PVCu double glazed windows to the rear. Tile effect flooring. Two radiators.

CLOAKROOM/WC

White/chrome low-level WC. Under-stair storage area. Opaque timber framed window to the side. Radiator.

FIRST FLOOR

LANDING

Turned spindle balustrade. Opaque timber framed double glazed window to the side. Picture rail.

BEDROOM ONE

16'1" x 11'5" (4.90m x 3.48m)

Built-in wardrobes containing hanging rails and shelving with cupboards above. Timber framed double glazed windows to the front. Radiator.

BEDROOM TWO

12'11" x 11'5" (3.94m x 3.48m)

Timber framed double glazed window to the rear. Radiator.

BEDROOM THREE

8'2" x 7'6" (2.49m x 2.29m)

Timber framed double glazed window to the front. Radiator.

SHOWER ROOM/WC

9'10" x 7'6" (3.00m x 2.29m)

Fitted with a modern white/chrome vanity wash basin with mixer tap and low-level WC. Wide walk-in shower with quartz effect panelled walls and electric shower. Linen cupboard with shelving. Two opaque timber framed windows to the rear. Heated towel rail. Radiator.

OUTSIDE

Wrought iron gates opening onto the block paved driveway.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

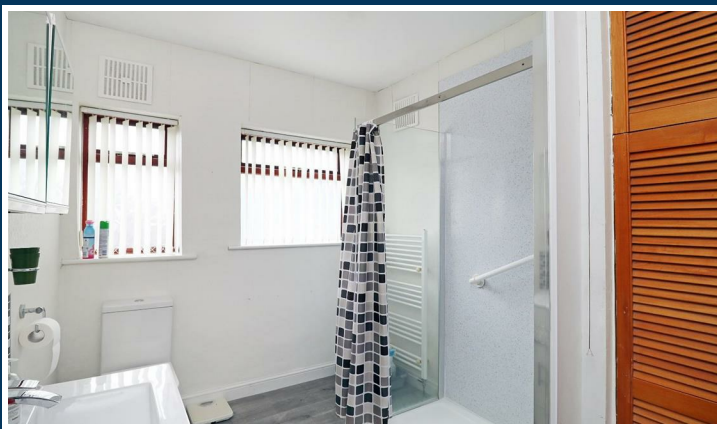
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

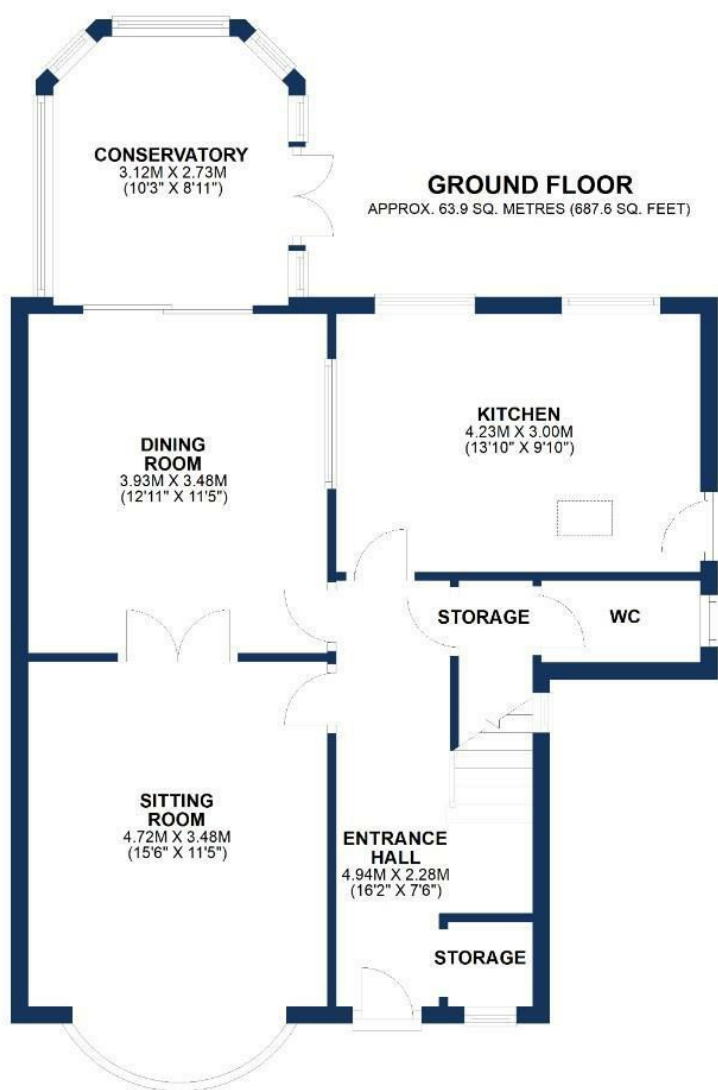
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NOTE

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. 111.5 SQ. METRES (1199.7 SQ. FEET)
Floorplans For Illustrative Purposes Only



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