



4 WADHAM WAY | HALE

£975,000

An extended and much improved modern detached family house with superb open plan living space and south westerly facing rear gardens. The accommodation briefly comprises covered porch, entrance hall, cloakroom/WC, sitting room with stunning feature fireplace, contemporary living/dining kitchen with French windows to the rear terrace, rear hall with cloaks cupboard and access to the garage, primary bedroom with en suite bathroom/WC, guest suite with shower room/WC, two further bedrooms with fitted/built-in wardrobes and family bathroom/WC.

Gas fired central heating and double glazing. Wide driveway providing off road parking and attached double garage.

Cul de sac location approximately ½ mile from Hale village.

POSTCODE: WA15 9LJ

DESCRIPTION

Wadham Way is a quiet cul de sac containing detached houses of modern design set back from the grass verge and tree lined carriageway and standing within mature surroundings. The location is highly sought after being approximately 1/2 a mile distance from the centre of Hale with its range of individual shops, fashionable restaurants and train station and the property also lies within the catchment area of highly regarded primary and secondary schools. A little further is Altrincham town centre 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 in addition the area is well placed for the surrounding network of motorways.

This attractive family house has been improved to include rendered elevations complemented by anthracite window frames and an impressive rear extension to create much sought after open plan living space. The landscaped rear gardens are an undoubted feature, laid mainly to lawn with an interesting array of fruit bearing trees and the added advantage of a stone paved terrace which is ideal for entertaining during the summer months. Importantly with a south westerly aspect to enjoy the sunshine throughout the day and into the evening.

Approached beyond a wide block paved driveway and covered porch with composite front door, the accommodation is generously proportioned throughout. The entrance hall features a glass balustrade staircase with brushed chrome handrail and there is an adjacent cloakroom/WC. The naturally light dual aspect sitting room is an elegant formal reception room with the focal point of a stunning remotely operated log effect fire with recess for a substantial flat screen television above. Furthermore, there is an adjoining room which may be used as a study proving invaluable for those who choose to work from home. Positioned toward the rear and forming part of the open plan living space, the kitchen is fitted with contemporary high gloss units and matching centre island with quartz worksurfaces alongside a range of integrated appliances. Also incorporated into the extension is a superb living/dining area which opens onto the lawned gardens and paved rear terrace through several sets of French windows. The rear hall has provision for cloaks and also provides access to the attached garage.

At first floor level the excellent primary bedroom has the benefit of a Juliet balcony and sumptuous en suite bathroom/WC complete with freestanding bath. There is a further double bedroom with luxurious en suite shower room/WC and the two additional bedrooms with fitted/built-in wardrobes are served by the modern family bathroom/WC.

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

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Wood grain effect composite front door set within PVCu double glazed side screens. External recessed LED lighting.

ENTRANCE HALL

17'11" x 6'7" (5.18m x 2.01m)

Glass balustrade staircase to the first floor. Wood effect flooring. Coved cornice. Contemporary radiator.

CLOAKROOM/WC

6'3" x 4'6" (1.91m x 1.37m)

Modern white/chrome vanity wash basin with mixer tap and low-level WC. Wood effect flooring. Coved cornice. Chrome heated towel rail.

SITTING ROOM

20' x 12'5" (6.10m x 3.78m)

Remotely operated log effect electric fire with living flame. Recess for a wall mounted flat screen television. Two PVCu double glazed windows to the front and one to the side with integrated blinds. Recessed LED lighting. Coved cornice. Three radiators.

STORE ROOM/STUDY

9' x 6'10" (2.74m x 2.08m)

Shelving. Wall light point. Coved cornice.

LIVING/DINING KITCHEN

With clearly defined areas and planned to incorporate:

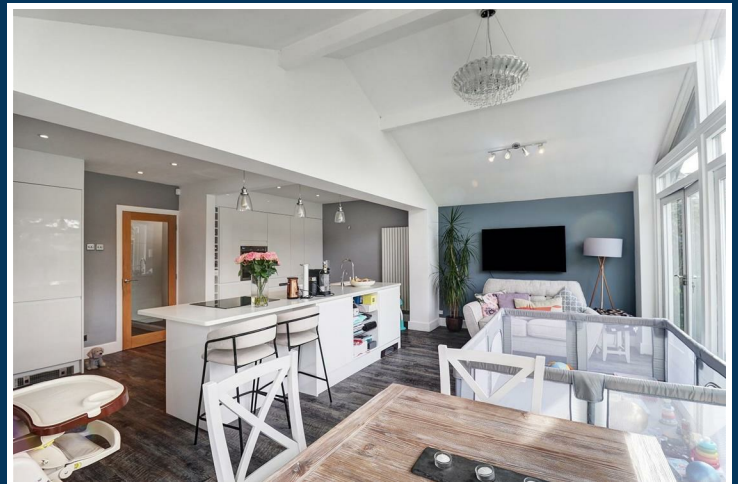
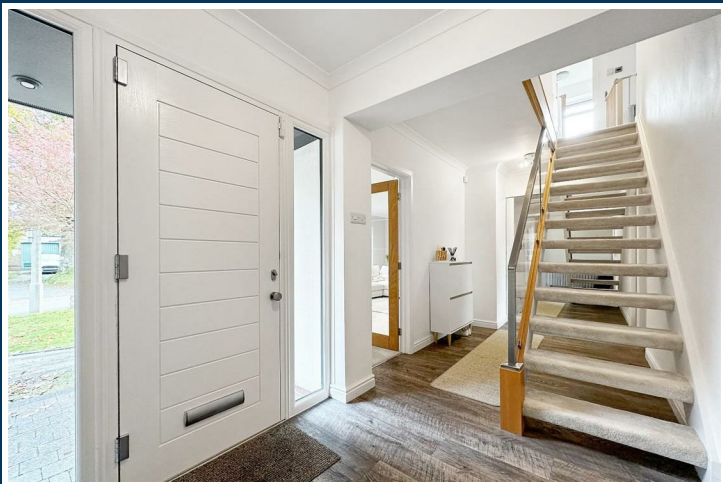
KITCHEN

21'2" x 20'2" (6.45m x 6.15m)

Fitted with a range of high gloss white units and matching centre island/breakfast bar with quartz work surfaces and undermount 1 1/2 bowl ceramic sink with mixer tap and instant hot water tap. Integrated appliances include an electric fan oven/grill, four ring induction hob, larder fridge, larder freezer and dishwasher. Wood effect flooring. Recessed LED lighting. Two contemporary vertical radiators.

LIVING/DINING AREA

Vaulted ceiling. Three sets of timber framed double glazed French windows set within a glazed gable opening onto the lawned rear gardens. Timber framed double glazed French windows to the stone paved rear terrace. Wood effect flooring.



REAR PORCH

Cloaks cupboard with hanging rail and shelving. Opaque double glazed/panelled hardwood door to the rear. Access to the attached garage. Wood effect flooring. Recessed LED lighting.

FIRST FLOOR

LANDING

Loft access hatch. Recessed LED lighting. Contemporary radiator.

BEDROOM ONE

16'6" x 10'10" (5.03m x 3.30m)

PVCu double glazed French window with integrated blinds to the Juliet balcony with glass balustrade. Ample space for free standing furniture. Coved cornice. Contemporary radiator.

EN SUITE BATHROOM/WC

10'11" x 6'4" (3.33m x 1.93m)

Fitted with a white/chrome suite comprising free standing oval bath with wall mounted mixer/shower tap, wide vanity wash basin with illuminated/mirror fronted cabinet above and low-level WC with concealed cistern. Light grey tiles to the walls and floor incorporating recessed shelving and underfloor heating. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

10'2" x 10'2" (3.10m x 3.10m)

Built-in airing cupboard with shelving and housing the hot water cylinder. PVCu double glazed window to the rear. Coved cornice. Radiator.

EN SUITE SHOWER ROOM/WC

6'2" x 5'5" (1.88m x 1.65m)

Fully tiled and fitted with a white/chrome vanity wash basin with mixer tap and low-level WC with concealed cistern. Walk-in shower beyond a glass screen with thermostatic rain shower plus hand-held attachment. Opaque PVCu double glazed window to the rear. Extractor fan. Underfloor heating and chrome heated towel rail.

BEDROOM THREE

12'5" x 9'9" (3.78m x 2.97m)

Fitted wardrobes containing hanging rails with cupboards above and twin pedestal dressing table. PVCu double glazed window to the front. Coved cornice. Radiator.

BEDROOM FOUR

9'9" x 5'4" (2.97m x 1.63m)

Built-in wardrobes containing hanging rails and shelving. PVCu double glazed window to the rear. Coved cornice. Radiator.

FAMILY BATHROOM/WC

7'8" x 5'6" (2.34m x 1.68m)

White/chrome panelled bath with electric shower above, semi recessed vanity wash basin with mixer tap and low-level WC with concealed cistern all set within tiled surrounds. Opaque PVCu double glazed window to the side. Laminate wood flooring. Chrome heated towel rail/radiator.

OUTSIDE

ATTACHED DOUBLE GARAGE

19'6" x 16'5" (5.94m x 5.00m)

Remotely operated up and over door. Utility area with high gloss base units beneath heat resistant work surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Wall mounted gas central heating boiler. Picture window to the rear. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

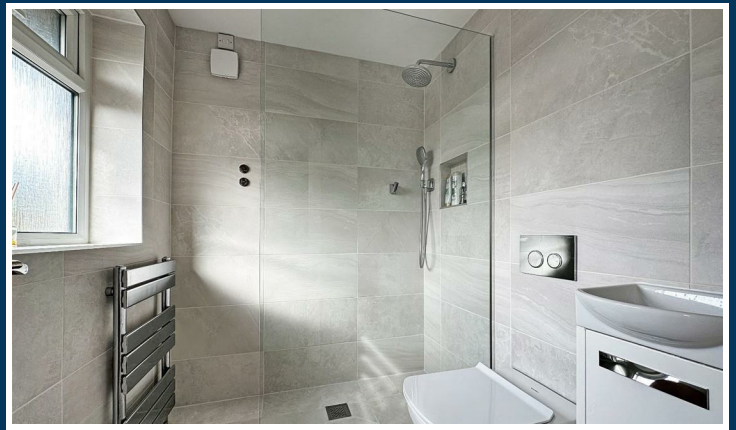
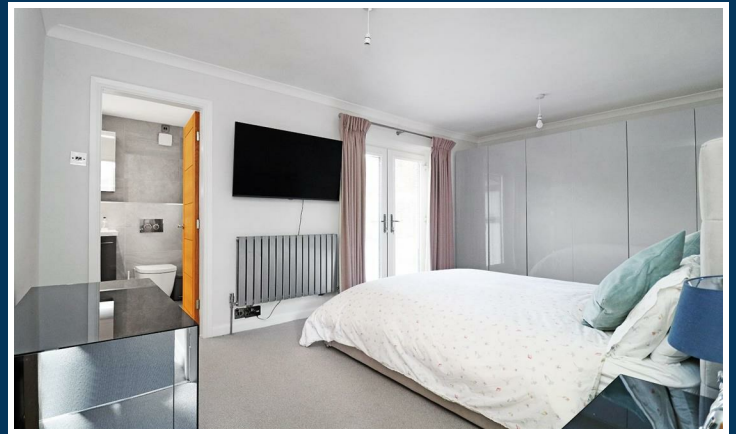
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COUNCIL TAX

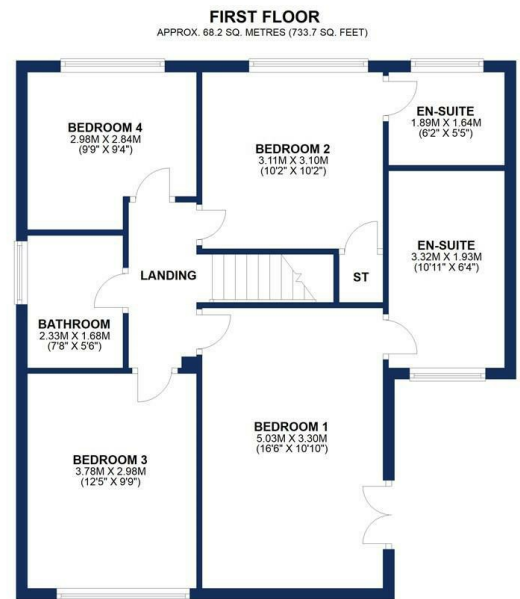
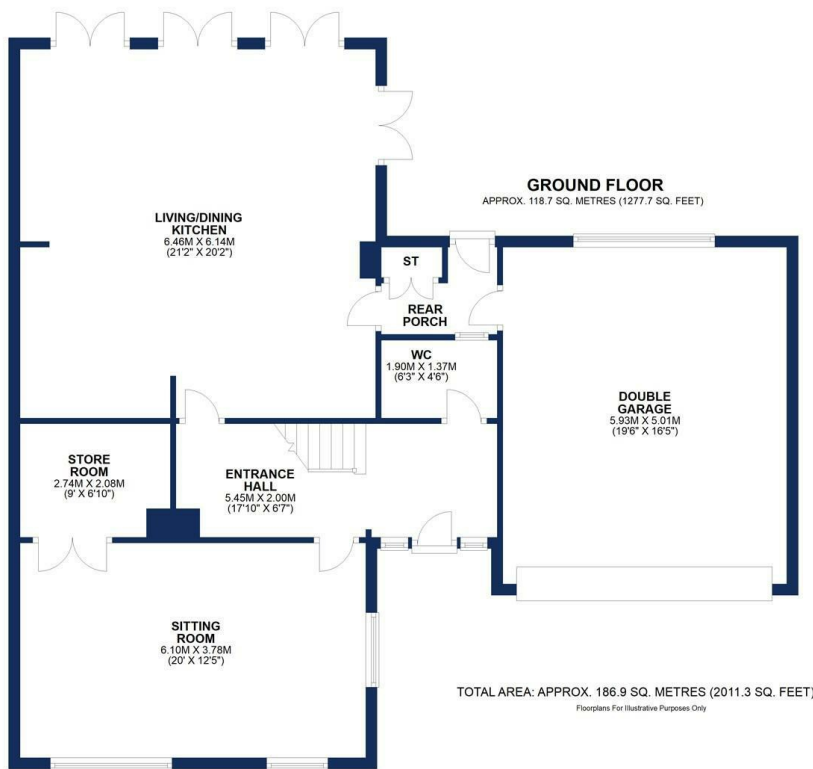
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NOTE

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



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