



## DRAYCOTT PRESCOT ROAD | HALE

£1,590,000

A fine semi detached Edwardian house with accommodation arranged over four floors and attractive landscaped grounds. Occupying an ideal location within the South Hale Conservation Area adjacent to the village centre. Retaining much of the original character and charm. The accommodation briefly comprises covered porch, entrance hall, cloakroom/WC, sitting room, living room, breakfast kitchen, conservatory, four cellar chambers, principle suite with dressing room and shower room, five further bedrooms and two bathrooms. Gas fired central heating, pressurised hot water system and extensive double glazing. Parking within the wide driveway.

POSTCODE: WA15 9PZ

## DESCRIPTION

Draycott is an individually designed Edwardian house fronting to Prescott Road and attached to a similar property on Leicester Road. Each is constructed in stone, partially rendered and beneath pitched tile surfaced roofs with interesting elevations creating, in our opinion, one of the most attractive homes in this possibly unrivalled location adjacent to the village centre.

Approached beyond a decorative timber framed porch with original panelled front door set within a matching leaded stained glass surround. The character continues to the interior with an elegant entrance hall featuring a stunning spindle balustrade staircase alongside unusual panelled doors and moulded cornices. The overall effect is enhanced by tall ceilings and sash windows and complemented by tasteful décor.

The grounds are also a feature having matured over the years. Laid mainly to lawn with surrounding well stocked borders, screened by hedges and a variety of trees and, importantly, with a southerly aspect to enjoy the sunshine throughout the day. The conservatory creates a feeling of almost being within the gardens and has been carefully designed to blend with the original building.

The two impressive reception rooms are of generous size and the naturally light dual aspect sitting room includes a wide bay window and grand period fireplace surround which and is ideal for formal entertaining. With the focal point of a wood burning stove set upon a stone hearth the living room provides adaptable accommodation and is suitable for more relaxed family living. The exceptional breakfast kitchen has been fitted with a range of hand painted Shaker style units and incorporates a centre island complete with integrated appliances. Double opening doors lead onto the conservatory and, being of such substantial construction with a pavilion style solid roof, is an additional living room throughout the year. Completing the ground floor is a well appointed cloakroom/WC.

The basement, although not waterproofed, has been utilised to include a games room, laundry room and gym. There is also a separate plant room and external access is provided from the rear.

At first floor level there is a spacious landing area and thoughtfully planned principle suite which benefits from a dual aspect bedroom, dressing room with beautiful fitted furniture and sumptuous shower room/WC. There are also two further bedrooms and luxurious family bathroom with contemporary fittings.

On the upper floor there is a further sizable landing area, three double bedrooms and traditional style bathroom/WC complete with free standing bath and separate shower enclosure. In addition, there is ample space on the landing for a study area and further potential to create an almost self-contained suite.

Gas fired central heating has been installed together with a pressurised hot water system and extensive double glazing. Importantly a new wall mounted gas central boiler has recently been installed.

Positioned in the South Hale Conservation Area this helps ensure changes respect the area's character and appearance and protects the local historic architecture. Ideally located just a few hundred yards from the village of Hale with its range of individual shops and fashionable restaurants and railway station providing a commuter service into Manchester. The property also lies within the catchment area of highly regarded primary and secondary schools and is equally well placed for the surrounding motorway network and Manchester international airport.

## ACCOMMODATION

### GROUND FLOOR

#### COVERED PORCH

Carved pillars to each side and quarry tile floor. Original leaded stained glass/panelled front door set within a matching surround.

#### ENTRANCE HALL

**20'6" x 8'11" (6.25m x 2.72m)**

Spindle balustrade staircase to the first floor. Natural wood flooring. Cornice. Picture rail. Dado rail. Period style radiator

#### SITTING ROOM

**18'11" x 16'5" (5.77m x 5.00m)**

Period fireplace surround and gas wood effect burning stove set upon a stone hearth. Timber framed bay window. Timber framed double glazed window. Cornice. Picture rail. Dado rail. Two radiators.

#### LIVING ROOM

**16'11" x 16'10" (5.16m x 5.13m)**

Wood burning stove and stone hearth to the chimney breast recess. Timber framed windows with leaded light effect top lights. Cornice. Picture rail. Two radiators.

#### BREAKFAST KITCHEN

**19'6" x 18'11" (5.94m x 5.77m)**

Fitted with a range of Shaker style wall and base units beneath contrasting quartz work surfaces/upstands and undermount 1½ bowl stainless steel sink with mixer tap and tiled splash-back. Matching centre island with undermount circular sink plus mixer tap and integrated De Dietrich induction hob and De Dietrich combination microwave/oven/grill. Recess for an AGA and American style fridge/freezer. Integrated dishwasher. Ample space for a table and chairs. Timber framed double glazed/panelled door to the terrace and gardens. Timber framed sash window. Hardwood flooring. Recessed LED lighting. Covered radiator. Double opening glazed doors to:

#### CONSERVATORY

**17'2" x 12'7" (5.23m x 3.84m)**

Brick to the lower section, timber framed and double glazed beneath a pavilion style roof. Timber framed double glazed French windows to the terrace and gardens. Tiled floor. Four radiators.

#### CLOAKROOM/WC

White/chrome vanity wash basin with mixer tap and low-level WC. Storage cupboards with shelving and cupboards above. Space for hanging coats and jackets. Opaque timber framed window. Natural wood flooring. Radiator.

#### BASEMENT

##### HALLWAY

**28'7" x 8'11" (8.71m x 2.72m)**

Currently used as a gym. Light and power supplies. Timber door to the rear. Radiator.

##### CHAMBER ONE

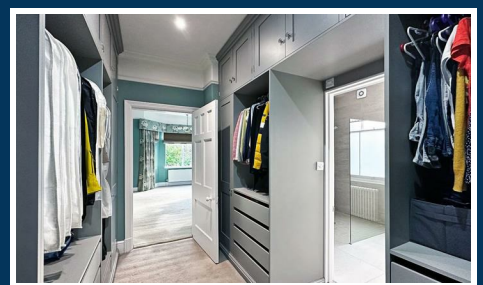
**17'9" x 13'10" (5.41m x 4.22m)**

Currently used as a games room. Light and power supplies. Two timber framed windows. Radiator.

##### CHAMBER TWO

**16'10" x 11'10" (5.13m x 3.61m)**

Utility area with space for a cooker, dishwasher, automatic washing machine and tumble dryer. Belfast sink. Timber framed window. Radiator.



#### STORAGE CHAMBER

8'2" x 7' (2.49m x 2.13m)

Housing the pressurised hot water system and wall mounted gas central heating boiler. Light and power supplies.

#### FIRST FLOOR

##### LANDING

Turned spindle balustrade to the second floor. Timber framed window. Cornice. Picture rail. Radiator.

##### PRINCIPLE SUITE

Planned to incorporate:

##### BEDROOM ONE

16'10" x 16'4" (5.13m x 4.98m)

Timber framed double glazed bay window. Two timber framed sash windows. Cornice. Picture rail. Three radiators.

##### DRESSING ROOM

12'3" x 7'10" (3.73m x 2.39m)

Fitted with hanging rails and shelving, twin pedestal dressing table, chest of drawers and cupboards. Recessed LED lighting. Cornice. Picture rail.

##### SHOWER ROOM/WC

12'3" x 6'9" (3.73m x 2.06m)

White/chrome wall mounted vanity wash basin and low-level WC with concealed cistern. Walk-in shower with thermostatic rain shower plus hand-held attachment beyond a glass screen. Opaque timber framed sash window. Fully tiled with underfloor heating. Recessed LED lighting. Extractor fan. Shaver point. Chrome heated towel rail. Period style radiator.

##### BEDROOM TWO

14'3" x 14'1" (4.34m x 4.29m)

Fitted dresser unit and corner desk/dressing table. Period style fireplace surround. Timber framed double glazed window with leaded light effect stained glass top light. Recessed low-voltage lighting. Cornice. Picture rail. Radiator.

##### BEDROOM THREE

11'8" x 7'10" (3.56m x 2.39m)

Timber framed double glazed window. Recessed LED lighting. Radiator.

##### BATHROOM/WC

12'2" x 6'10" (3.71m x 2.08m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic rain shower/hand-held attachment and screen above, vanity wash basin with mixer tap, and low-level WC with concealed cistern. Tiled surrounds. Opaque timber framed sash window. Tiled floor with underfloor heating. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail. Period style radiator.

#### SECOND FLOOR

##### LANDING

Space for a study area with turned spindle balustrade. Timber framed double glazed window. Velux window. Recessed low-voltage lighting. Radiator.

##### BEDROOM FOUR

14'11" x 12'1" (4.55m x 3.68m)

Fitted wardrobes containing hanging rails, shelving and drawers with cupboards above. PVCu double glazed window. Radiator.

##### BEDROOM FIVE

16'4" x 9'6" (4.98m x 2.90m)

Access to eaves storage. PVCu double glazed window. Two velux windows. Recessed low-voltage lighting. Radiator.

##### BEDROOM SIX

14'1" x 11'5" (4.29m x 3.48m)

Two timber framed double glazed windows. Radiator.

##### BATHROOM/WC

9'10" x 7'10" (3.00m x 2.39m)

Fully tiled and fitted with a traditional style white/chrome suite comprising free standing roll-top bath with mixer/shower tap, pedestal wash basin and low-level WC. Corner tiled enclosure with thermostatic shower. Two velux windows. Recessed low-voltage lighting. Shaver point. Extractor fan. Two chrome heated towel rails.

#### OUTSIDE

Parking for two cars within the wide driveway. EV charging point.

#### SERVICES

All main services are connected.

#### POSSESSION

Vacant possession upon completion.

#### TENURE

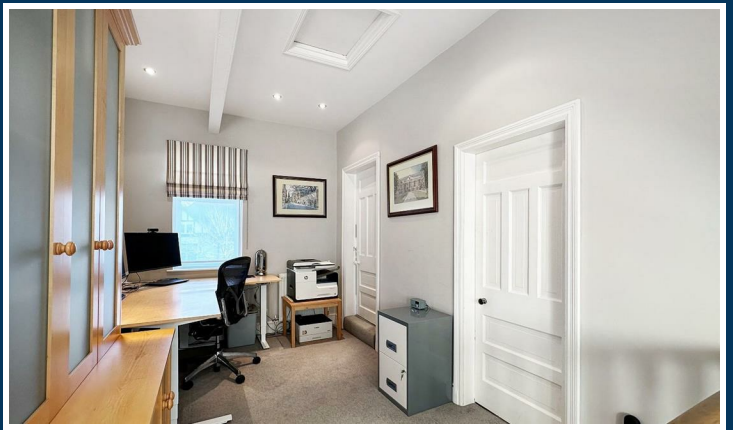
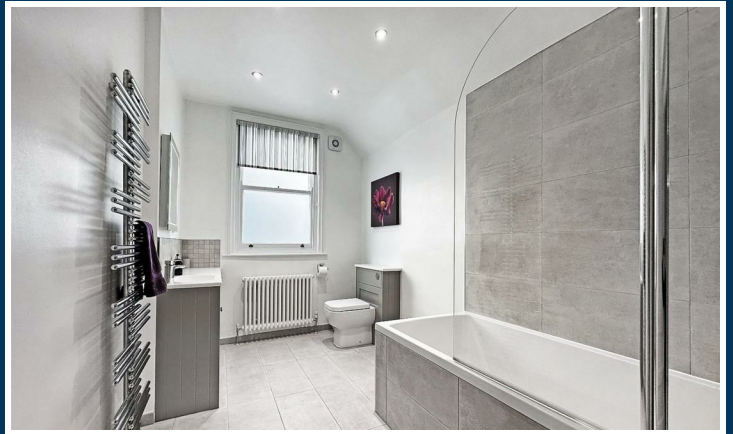
We are informed the property is Freehold. This should be verified by your Solicitor.

#### COUNCIL TAX

Band G

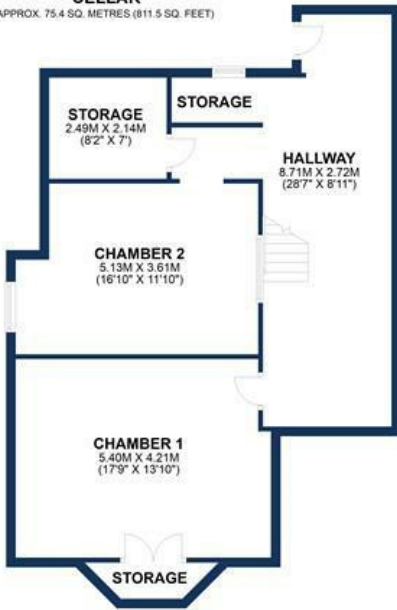
#### NOTE

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

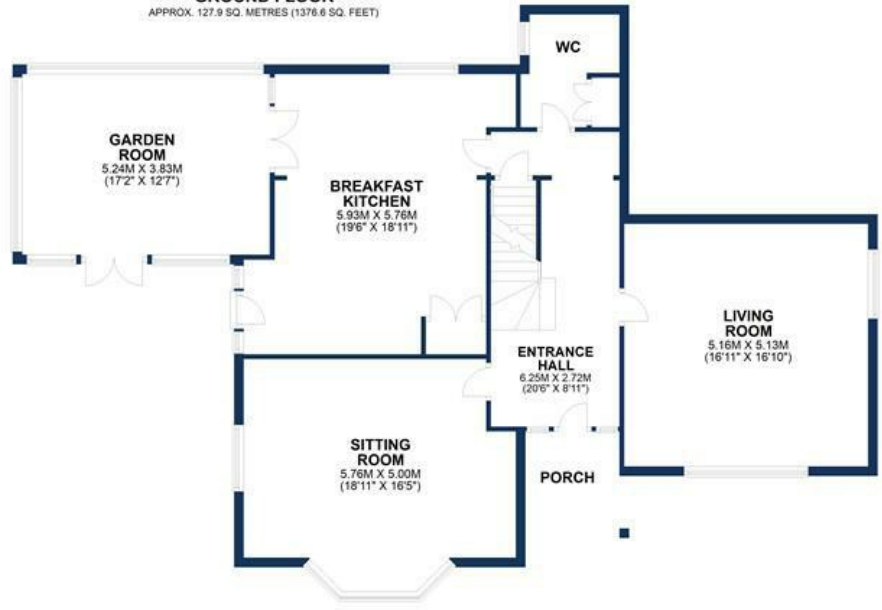


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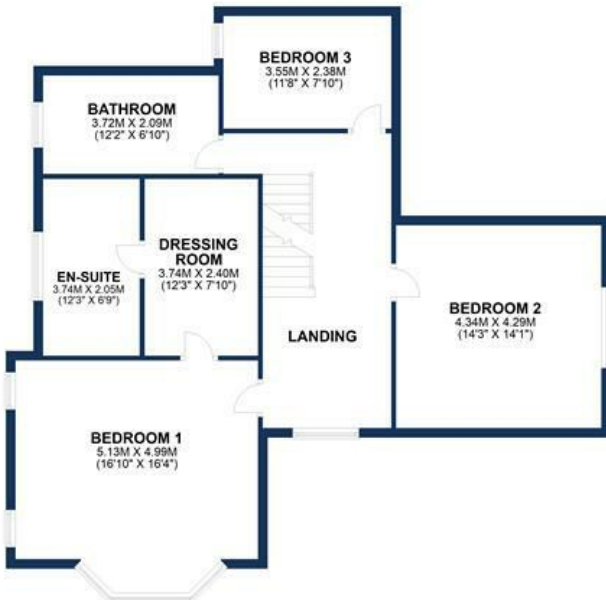
**CELLAR**  
APPROX. 75.4 SQ. METRES (811.5 SQ. FEET)



**GROUND FLOOR**  
APPROX. 127.9 SQ. METRES (1376.6 SQ. FEET)



**FIRST FLOOR**  
APPROX. 94.1 SQ. METRES (1013.1 SQ. FEET)



**SECOND FLOOR**  
APPROX. 71.0 SQ. METRES (764.2 SQ. FEET)



TOTAL AREA: APPROX. 368.4 SQ. METRES (3965.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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