



11 HAZEL ROAD | ALTRINCHAM

OFFERS OVER £650,000

*** NO ONWARD CHAIN*** A superbly presented and proportioned semi detached family home in an enviable location within walking distance of Altrincham town centre and the Metrolink station at Navigation Road. The accommodation has been modernised and extended and is approached via a welcoming entrance hall which leads onto the front sitting room whilst to the rear is a separate dining room with a focal point of a solid fuel burner set within exposed brick recess. From the dining room there is access to the kitchen area with adjacent store room and cloakroom/WC and the accommodation is completed by the conservatory with access onto the rear garden and also to the integral garage. To the first floor there are three bedrooms serviced by the family bathroom/WC and the loft has been converted to provide a master bedroom with adjacent en-suite shower room/WC. Off road parking within the driveway and delightful gardens to the rear. Viewing is highly recommended.

POSTCODE: WA14 1JL

DESCRIPTION

Hazel Road forms part of a popular residential locality containing period houses mainly of similar age and varying design combining to create an attractive setting. Approximately a 1/4 mile distant is the shopping centre of the market town of Altrincham with its highly popular market hall containing 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 position is also ideal being within the catchment area of highly regarded primary and secondary schools.

The accommodation has been updated and extended over the years to create superbly proportioned accommodation presented to a high standard. To the ground floor the accommodation is approached via an recessed porch leading onto the welcoming entrance hall which provides access onto the front sitting room. Towards the rear of the property a separate dining room has a focal point of a solid fuel burner set upon a tiled hearth and within an exposed brick recess. The dining room provides access onto the fitted kitchen towards the rear with underfloor heating and with separate storage room and cloakroom/WC beyond. The dining room also provides access onto the large L shaped conservatory with access to the rear gardens and the integral garage to the front.

To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC whilst the loft has been converted to create a superb master suite with an adjacent en-suite shower room/WC.

Externally there is off road parking within the driveway which also provides access to the garage. To the rear and accessed via the kitchen and conservatory there is a paved patio seating area with delightful lawned gardens beyond enjoying a high degree of privacy.

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

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Composite glass panelled front door. Laminate wood flooring. Radiator. Stairs to first floor. Ceiling cornice. Picture rail. Telephone point.

SITTING ROOM

14'6" x 11'11" (4.42m x 3.63m)

With PVCu double glazed sash style bay window to the front. Fitted storage cupboard and shelving. Laminate wood flooring. Ceiling cornice. Television aerial point. Radiator.

DINING ROOM

13'4" x 12'10" (4.06m x 3.91m)

With a focal point of a solid fuel burner set upon a tiled hearth and within an exposed brick recess. Radiator. Understairs storage cupboard. Laminate flooring. Access to:

CONSERVATORY

15'10" x 15'10" maximum measurements (4.83m x 4.83m maximum measurements)

With double doors leading onto the rear patio seating area with lawned gardens beyond. Underfloor heating. Access to integral garage.

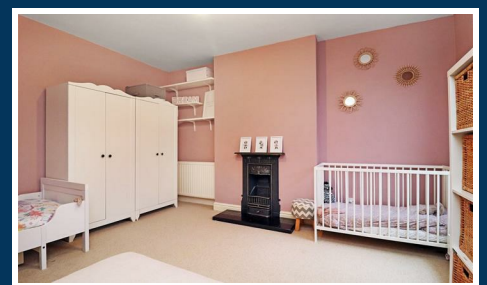
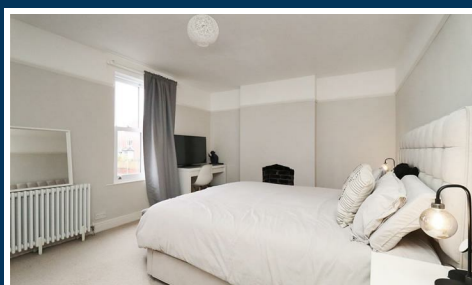
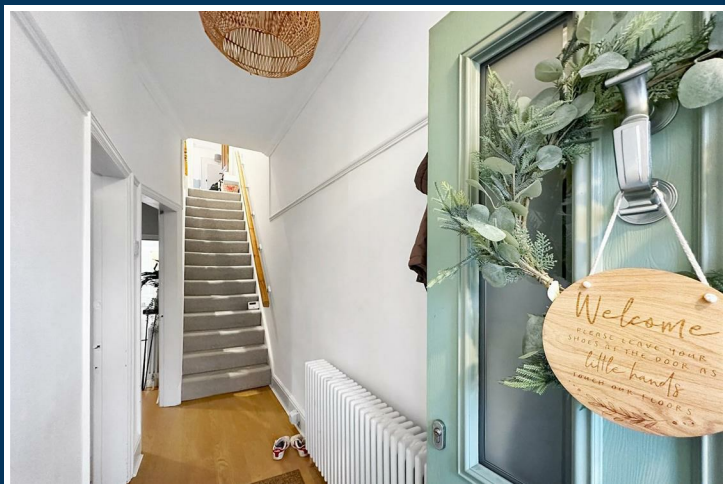
KITCHEN

18'10" x 9'0" (5.74m x 2.74m)

Fitted with a comprehensive range of white high gloss wall and base units with natural wood work surfaces over incorporating 1 1/2 bowl sink unit. Integrated Bosch double oven and microwave. Four ring gas hob with stainless steel extractor hood. Dishwasher. Plumbing for washing machine and space for dryer. Two PVCu double glazed windows to the side. Two Velux windows to the rear. Bi folding doors provide access to the rear patio with lawned gardens beyond. Recessed low voltage lighting. Laminate wood flooring. Underfloor heating.

CLOAKS AREA

Housing the Viessman combination gas central heating boiler. Laminate wood flooring. Door to:



CLOAKROOM

With WC and wash hand basin. Extractor fan. Recessed low voltage lighting. Laminate wood flooring.

FIRST FLOOR

LANDING

Picture rail. Recessed low voltage lighting. Spindle balustrade staircase to second floor.

BEDROOM 2

16'2" x 12'2" (4.93m x 3.71m)

Chimney breast with exposed brick recess. Two sash style PVCu double glazed windows to the front. Radiator. Picture rail.

BEDROOM 3

13'6" x 10'8" (4.11m x 3.25m)

With a focal point of a period cast iron fireplace with tiled hearth. PVCu double glazed window to the rear. Radiator.

BEDROOM 4

9'10" x 9'0" (3.00m x 2.74m)

With PVCu double glazed window to the rear. Radiator. Telephone point.

BATHROOM

6'7" x 5'9" (2.01m x 1.75m)

Fitted with a modern white suite with chrome fittings comprising panelled bath with mains shower over, WC and wash hand basin. Opaque PVCu double glazed window to the side. Chrome heated towel rail. Tiled floor. Half tiled walls. Extractor fan. Recessed low voltage lighting.

SECOND FLOOR

LANDING

Recessed low voltage lighting. PVCu double glazed window to the rear.

BEDROOM 1

19'2" x 13'0" (5.84m x 3.96m)

With PVCu double glazed window to the rear and Velux window to the front. Laminate flooring. Recessed low voltage lighting. Radiator. Access to eaves storage.

EN-SUITE

7'4" x 4'11" (2.24m x 1.50m)

With a suite comprising tiled shower cubicle, WC and wash hand basin. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Velux window to the front. Tiled walls and floor.

OUTSIDE

To the rear is a patio seating area with delightful lawned gardens beyond with further patio seating area adjacent. The gardens are retained by walled and fence borders and enjoy a high degree of privacy.

GARAGE

7'5" x 8'10" (2.26m x 2.69m)

With up and over door to the front. Light and power. Door to the conservatory.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

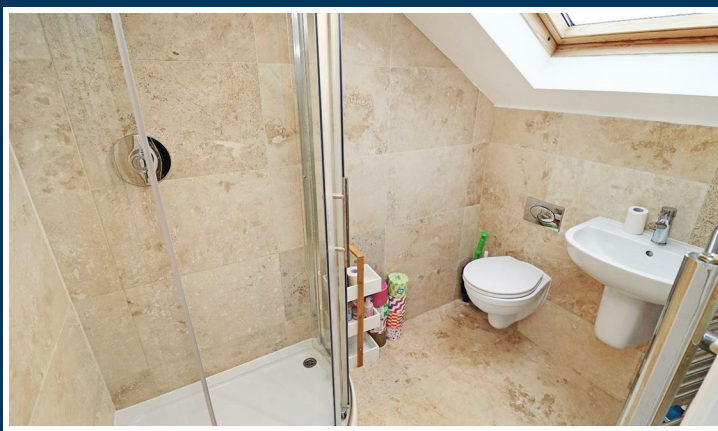
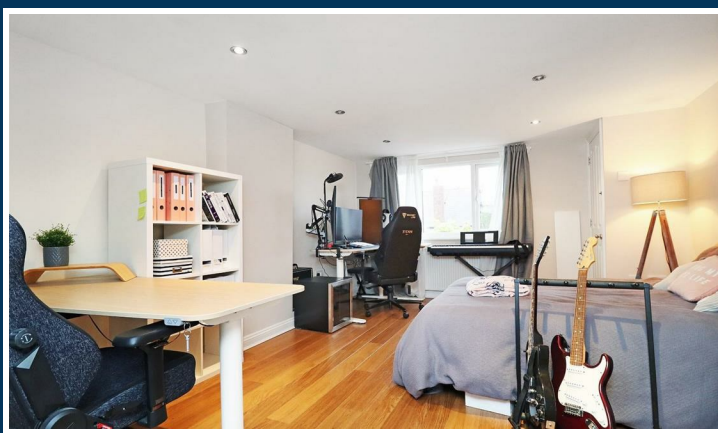
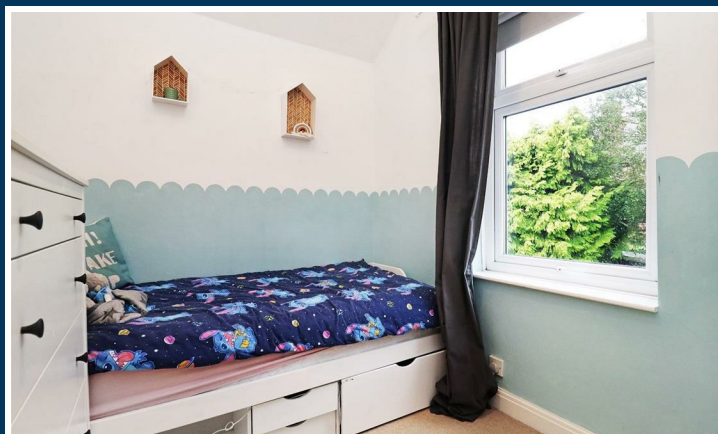
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TENURE

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

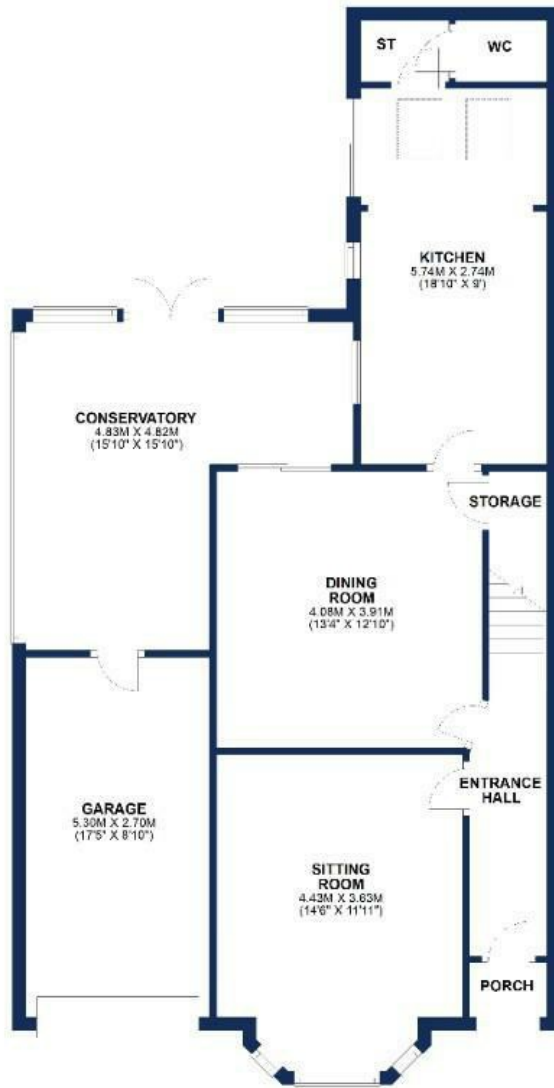
NOTE

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. 92.3 SQ. METRES (993.1 SQ. FEET)

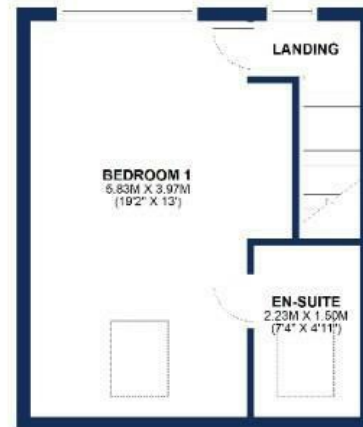


TOTAL AREA: APPROX. 170.0 SQ. METRES (1829.6 SQ. FEET)
Floorplans For Illustrative Purposes Only

FIRST FLOOR
APPROX. 49.4 SQ. METRES (532.2 SQ. FEET)



SECOND FLOOR
APPROX. 28.3 SQ. METRES (304.3 SQ. FEET)



HALE BARNES

292 HALE ROAD, HALE BARNES
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNES@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM