



WOODCROFT, SEDDON ROAD | HALE

OFFERS OVER £1,150,000

A fine Edwardian residence set within mature westerly facing tree lined gardens. Many original features creating an interior of both character and charm. Ideal location a few hundred yards from the village. The accommodation briefly comprises recessed porch, entrance hall, cloakroom/WC, sitting room, dining room, morning room, fitted kitchen with integrated appliances, laundry room, principal bedroom with dressing room, three further bedrooms, bathroom/WC and shower room/WC. Gas central heating. Substantial detached garage and additional parking.

POSTCODE: WA14 2UH

DESCRIPTION

This fine detached family house forms part of a cul de sac of similar substantial homes just a few hundred yards from the village and all of which combine to create a delightful setting.

Typical of the era there are many original period features creating an individual home with rooms of generous size updated with contemporary fittings, gas central heating and the majority of windows double glazed.

The entrance hall is a delightful feature with the partly galleried landing above. Adjacent sitting room with windows on two sides including a French window opening onto an integral loggia and the dining room features an inglenook fireplace. Beyond is the morning room, fitted kitchen with integrated appliances and excellent laundry room.

To the first floor are four bedrooms, principal room with inglenook fireplace and dressing room. There are three further bedrooms, family bathroom/WC and shower room.

To the rear is a substantial detached garage with an electric door set beyond the block paved driveway providing additional parking.

The gardens are a feature as will be seen from the Spring photographs containing a variety of shrubs and bushes screened by mature trees and hedges and with a westerly facing aspect to enjoy sunshine for the majority of the day.

In conclusion a well presented, tastefully decorated and fitted family home within an ideal location close to the village and within the catchment area of highly regarded primary and secondary schools.

ACCOMMODATION

GROUND FLOOR

PORCH

10'0" x 7'3" (3.05m x 2.21m)

A charming approach to the entrance hall with an oak door, quarry tiled floor and leaded light glazed door to the adjacent loggia.

ENTRANCE HALL

16'3" maximum x 10'6" (4.95m maximum x 3.20m)

With the original spindle staircase returning to one side beneath the partly galleried landing and stained glass window at half landing level. Exposed ceiling beams. China display shelf. Wood block floor.

CLOAKROOM

9'0" x 7'0" (2.74m x 2.13m)

Half panelled walls. White pedestal wash basin and low level WC. Tiled floor.

SITTING ROOM

15'9" into the bay x 16'0" (4.80m into the bay x 4.88m)

Angular bay window. Period style fireplace surround with marble insert and hearth. Three wall light points. Wood block floor. French window to:

LOGGIA

12'6" x 7'0" (3.81m x 2.13m)

An integral but open fronted sitting area with westerly facing views over the westerly facing tree lined gardens.

DINING ROOM

12'3" x 17'0" into the inglenook (3.73m x 5.18m into the inglenook)

With inglenook featuring a carved pine fireplace surround with a mixed fuel cast iron stove on a quarry tiled hearth. Wood block floor. Exposed beam ceiling.

MORNING ROOM

10'6" x 13'9" into bay window (3.20m x 4.19m into bay window)

Corner bay window. 3/4 height built in cupboard. Pine fireplace surround and living flame stove with quarry tiled hearth.

KITCHEN

18'0" x 7'6" widening to 9'6" (5.49m x 2.29m widening to 2.90m)

Inset 1 1/2 bowl stainless steel sink to terrazzo work surface with cupboards beneath. Extensive range of matching base and wall cupboards and integrated gas hob with extractor above, eye level oven/grill, dishwasher and microwave. Tiled floor.

UTILITY AREA

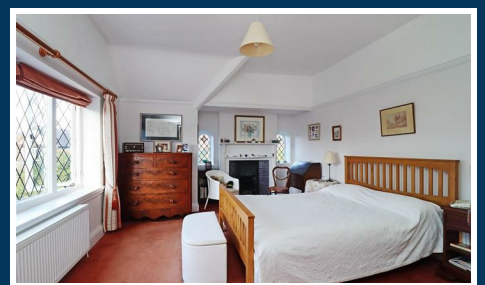
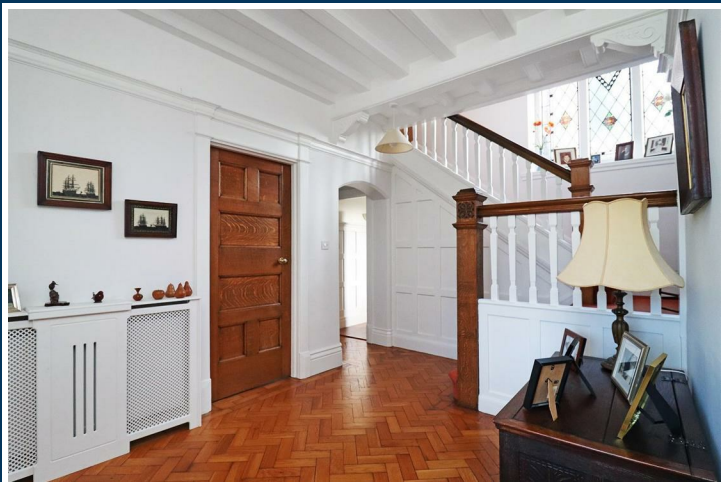
11'3" x 6'0" (3.43m x 1.83m)

Fitted cupboards. Wine cooler and larder units. Tiled floor. Access to:

LAUNDRY ROOM

6'6" x 6'0" (1.98m x 1.83m)

Inset stainless steel sink to heat resistant work surface with cupboards beneath and recess for automatic washing machine. Wall cupboards. Tiled floor.



FIRST FLOOR

PARTLY GALLERIED LANDING

PRINCIPAL SUITE

12'6" x 17'6" into the inglenook (3.81m x 5.33m into the inglenook)

Inglenook with white painted fireplace surround flanked by arch shaped gable windows. Access to:

DRESSING ROOM

10'0" x 8'0" (3.05m x 2.44m)

Full wall length range of fitted wardrobes with double hanging rails and shelving. Pedestal wash basin in a tiled surround.

BEDROOM 2

16'0" x 12'0" (4.88m x 3.66m)

Five door range of fitted wardrobes and central dressing table.

BEDROOM 3

10'3" x 10'9" widening to 13'3" (3.12m x 3.28m widening to 4.04m)

BEDROOM 4

13'9" x 10'9" (4.19m x 3.28m)

Fitted wardrobes and pedestal wash basin in a tiled surround.

EN-SUITE SHOWER ROOM

With shower enclosure and low level WC. Tiled walls. Extractor.

FAMILY BATHROOM

White panelled bath with linen cupboard beneath, pedestal wash basin and low level WC. Panelled dado. Tiled floor. Heated towel rail.

SHOWER ROOM

Wide shower enclosure with thermostatic shower and semi recessed wash basin with cupboard beneath.

SEPARATE WC

Low level suite. Tiled floor.

WALK IN STORE ROOM

Housing the pressurised hot water cylinder and Vaillant gas central heating boiler.

OUTSIDE

Parking for 2/3 cars within the block paved driveway. Garden store.

DETACHED BRICK GARAGE

16'6" x 10'6" (5.03m x 3.20m)

Electrically operated door. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

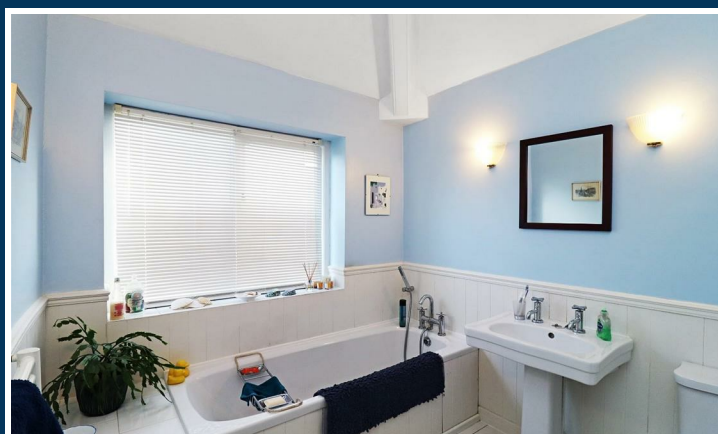
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band "G"

NOTE

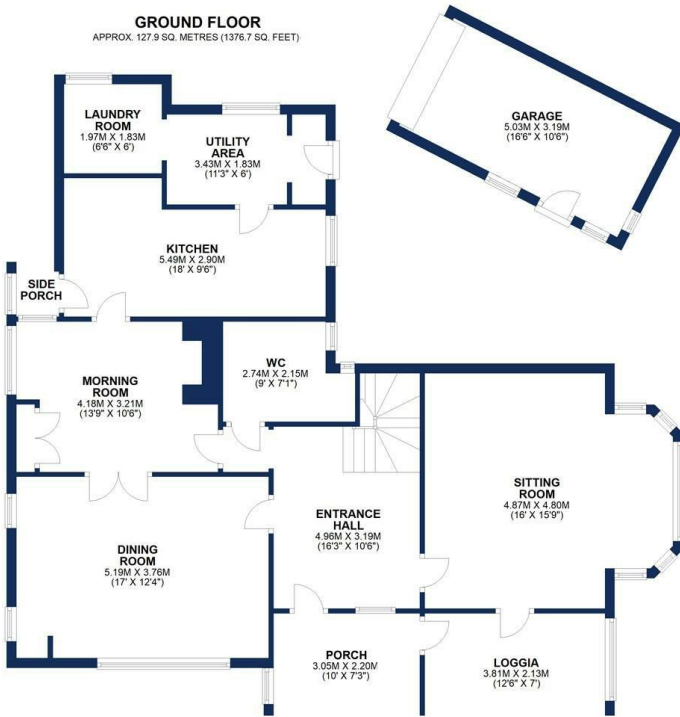
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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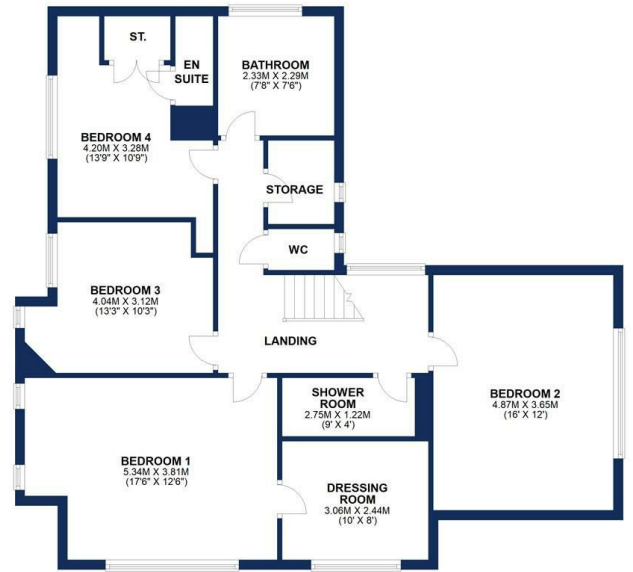
GROUND FLOOR

APPROX. 127.9 SQ. METRES (1376.7 SQ. FEET)



FIRST FLOOR

APPROX. 95.5 SQ. METRES (1027.5 SQ. FEET)



TOTAL AREA: APPROX. 223.4 SQ. METRES (2404.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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