



43 CARLTON ROAD | HALE

OFFERS IN THE REGION OF £1,100,000

An individually designed and extended detached family house occupying a superb mature plot westerly facing to the rear. The well presented accommodation briefly comprises entrance hall, cloakroom/WC, sitting room with feature fireplace, garden room with bi-folding doors to the rear terrace, family room, stunning open plan living/dining kitchen with integrated appliances, master bedroom with fitted furniture and en suite shower room, double bedroom with en suite shower room, further double bedroom, single bedroom and luxurious family bathroom. Gas central heating and double glazing. Parking beyond remotely operated gates.

POSTCODE: WA15 8RH

DESCRIPTION

This spacious family house forms part of a highly favoured locality developed mainly with individually designed properties standing in mature tree lined grounds beyond the grass verge lined carriageway. The property stands well set back from the road approached through double opening remotely operated wrought iron gates and over a stone paved driveway.

The landscaped rear gardens are certainly a feature and incorporate a full width stone paved terrace approached from the garden room through glazed bi-folding doors with steps down to an artificial lawn flanked by inset flowerbeds all screened by mature hedges and trees and westerly facing to enjoy the sunshine throughout the afternoon and into the evening.

The property has been carefully improved incorporating fittings of quality complimented by tasteful decor, PVCu double glazing, gas central heating, underfloor heating and air conditioning.

The entrance hall forms a welcoming reception area with cloakroom/WC to one side and leads onto a well proportioned sitting room with the focal point of an attractive stone fireplace. Positioned to the rear a naturally light garden room overlooks the delightful grounds and opens onto the stone paved terrace which is ideal for entertaining during the summer months. An adjacent family room provides adaptable accommodation and may be used as a home office for those who choose to work from home. The centre piece is a stunning open plan living/dining kitchen with contemporary units, Corian work surfaces and a comprehensive range of integrated appliances.

At first floor level the superb master bedroom benefits from a range of contemporary fitted furniture and a luxurious en suite shower room/WC. There is also a double bedroom with dressing area/fitted wardrobes and fully tiled en suite shower room/WC whilst a further double bedroom and single bedroom are served by the sumptuous family bathroom.

A little over a mile away is the vibrant village of Hale with its range of individual shops, restaurants and bars and a little further the market town of Altrincham and Metrolink station providing a commuter service into Manchester. The property is also well placed for the revitalised village of Hale Barns, the surrounding network of motorways and lies within the catchment area of highly regarded primary and secondary schools.

ACCOMMODATION

GROUND FLOOR: ENTRANCE HALL

Approached through a hardwood front door with opaque leaded light effect double glazed insert and flanked by a matching window. Turned spindle balustrade staircase to the first floor. Under-stairs storage cupboard. Oak flooring. Dado rail. Two radiators.

CLOAKROOM/WC

White/chrome vanity wash basin with mixer tap and low level WC. Opaque leaded light effect PVCu double glazed window to the side. Tiled walls. Oak flooring. Extractor fan. Radiator.

SITTING ROOM

13'9" x 11'2" (4.19 x 3.40)

With the focal point of an attractive stone fireplace with living flame coal effect gas fire framed in brass. PVCu double glazed windows to the side and rear. Coved cornice and ceiling rose. Radiator. PVCu double glazed sliding windows to:

GARDEN ROOM

20'7" x 10'11" (6.27 x 3.33)

PVCu double glazing and bi-folding doors to the stone paved rear terrace. Two roof windows. Recess for a wall mounted flat screen television. Oak flooring. Recessed LED lighting. Wall mounted air conditioning unit.

FAMILY ROOM

12'6" x 8'7" (3.81 x 2.62)

PVCu double glazed window to the side. Oak flooring. Radiator.

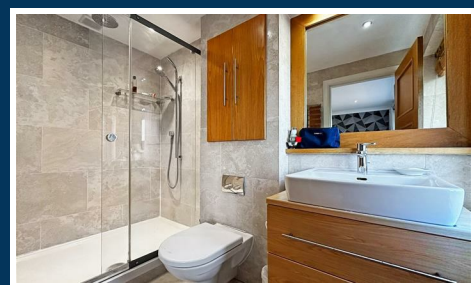
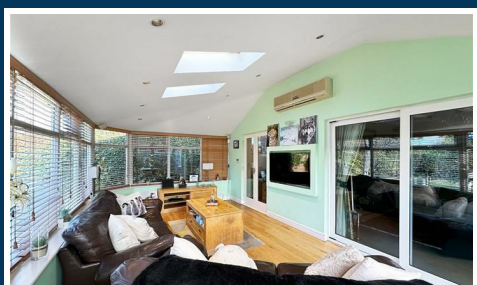
LIVING/DINING KITCHEN

26'3" x 20'5" (8.00 x 6.22)

With heated oak effect tiled floor and planned to incorporate:

KITCHEN

Fitted with a range of contemporary wall and base units beneath contrasting Corian work surfaces/up-stands and inset 1 1/2 bowl stainless steel drainer sink with mixer tap, waste disposal unit and Quooker instant hot water. Matching centre island with oak effect peninsula breakfast bar and concealed power supply. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, steam oven and two warming drawers in series. Fitted within the centre island a five ring induction hob with ceiling cooker hood above. Larder fridge and larder freezer. Automatic washing machine and tumble dryer. Tall wine cooler. Two leaded light effect PVCu double glazed windows to the front. Recessed low voltage lighting.



LIVING/DINING AREA

Ample space for a dining suite and additional seating. Hardwood/double glazed stable door to the side. PVCu double glazed window to the side. Provision for a wall mounted flat screen television. Recessed low voltage lighting.

FIRST FLOOR: LANDING

Opaque leaded light effect timber framed double glazed window at half landing level. Access to the fully boarded loft space, housing the boiler, via a folding ladder. Dado rail. Wall light point.

BEDROOM ONE

20'0" x 10'4" (6.10 x 3.15)

Fitted with an array of contemporary furniture including a seven door range of wardrobes and chest of drawers. Two leaded light effect PVCu double glazed windows to the front. Recessed low voltage lighting. Wall mounted air conditioning unit. Radiator.

EN SUITE SHOWER ROOM/WC

8'7" x 5'5" (2.62 x 1.65)

White/chrome Duravit and Hansgrohe fittings comprising vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Wide walk-in shower enclosure with thermostatic rain shower plus and hand held attachment. Opaque PVCu double glazed window to the side. Fully tiled. Recessed low voltage lighting. Extractor fan. Underfloor heating. Chrome heated towel rail.

BEDROOM TWO

15'5" x 11'9" (4.70 x 3.58)

Including a dressing area fitted with mirror fronted wardrobes. PVCu double glazed window to the rear. Provision for a wall mounted flat screen television. Recessed LED lighting. Wall mounted air conditioning unit. Radiator.

EN SUITE SHOWER ROOM/WC

8'8" x 4'10" (2.64 x 1.47)

Fitted with a white/chrome vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Wide tiled shower enclosure with thermostatic rain shower and hand held attachment. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

BEDROOM THREE

12'6" x 9'1" (3.81 x 2.77)

PVCu double glazed window to the side and rear. Radiator.

BEDROOM FOUR

8'10" x 7'4" (2.69 x 2.24)

Leaded light effect PVCu double glazed window to the front and side. Radiator.

FAMILY BATHROOM/WC

13'9" x 10'1" (4.19 x 3.07)

Fully tiled with white/chrome Duravit and Hansgrohe fittings. Panelled bath with mixer tap and shower attachment, vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Wide walk-in shower enclosure with thermostatic rain shower and hand held attachment. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Under floor heating. Chrome heated towel rail.

OUTSIDE

Off road parking for several vehicles.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession on completion.

TENURE

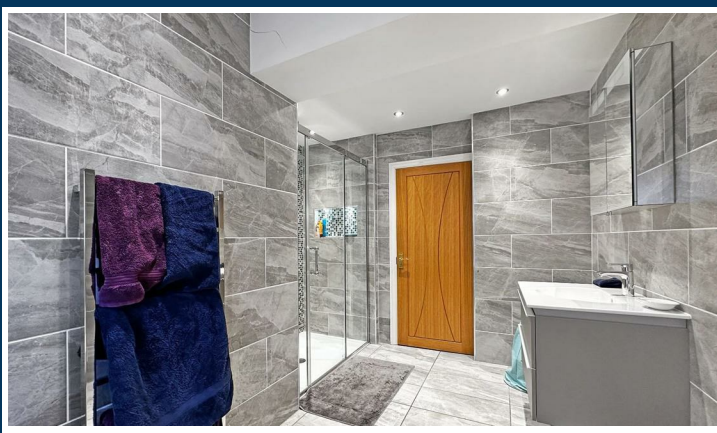
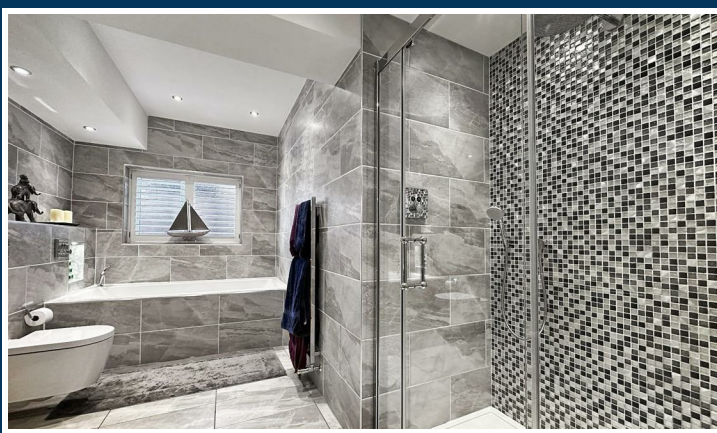
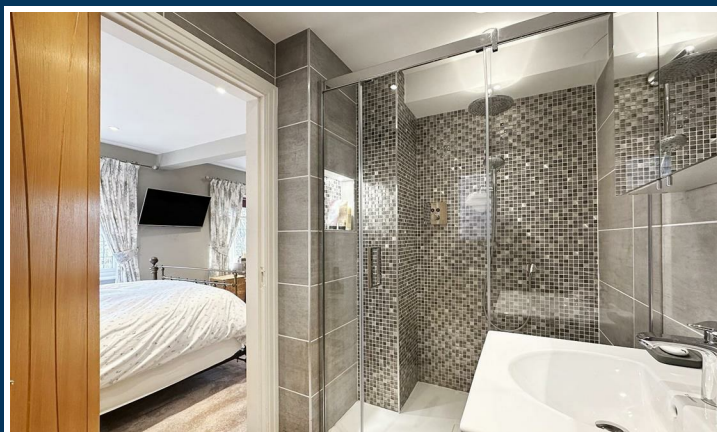
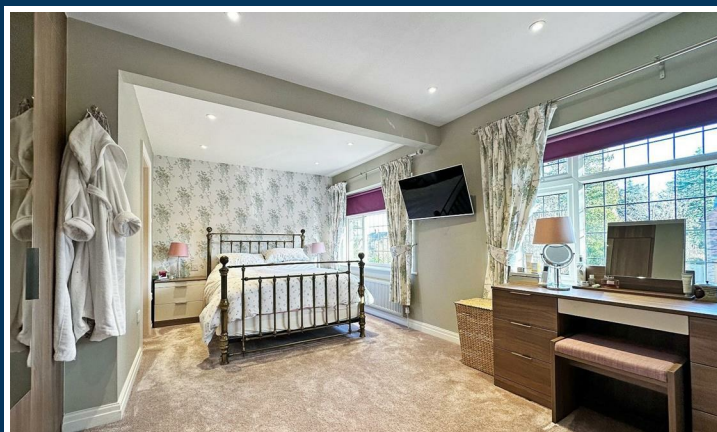
We are informed the property is Freehold. This should be verified by your solicitor.

COUNCIL TAX

Band "G"

NOTE

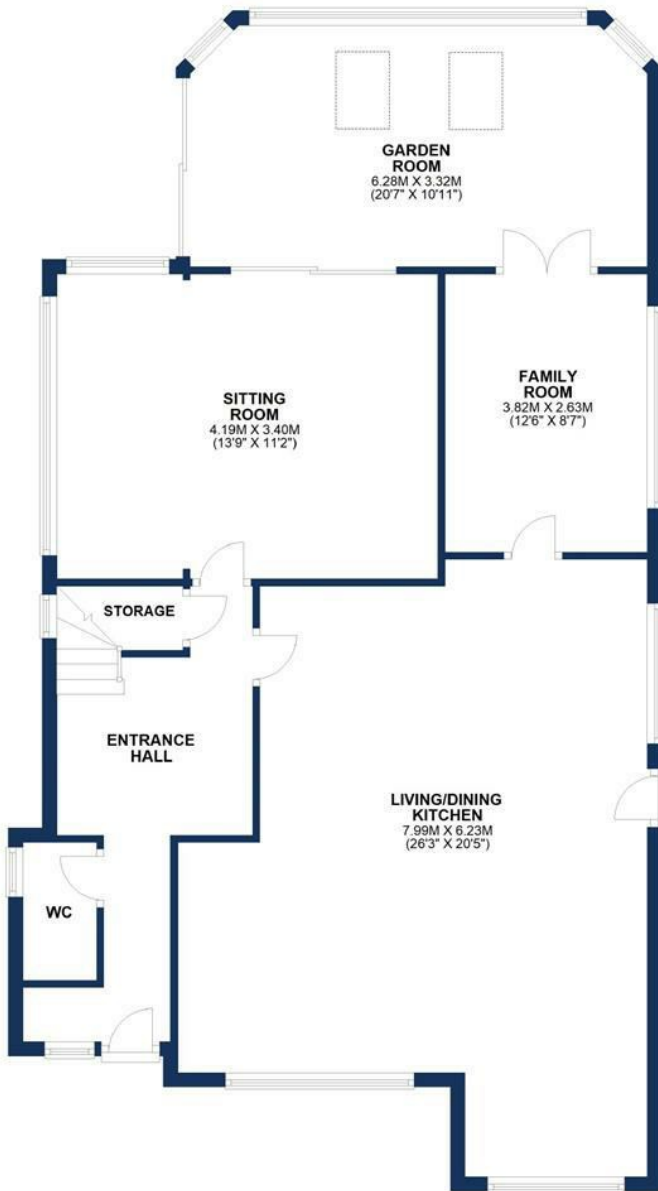
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

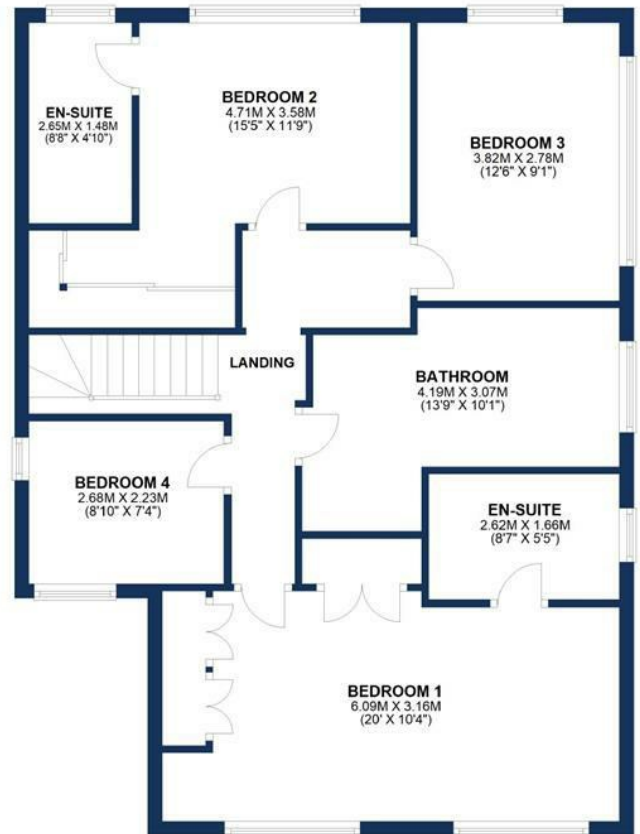
GROUND FLOOR

APPROX. 114.1 SQ. METRES (1228.6 SQ. FEET)



FIRST FLOOR

APPROX. 83.0 SQ. METRES (893.3 SQ. FEET)



TOTAL AREA: APPROX. 197.1 SQ. METRES (2121.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SF

T: 0161 980 8011

E: HALEBARNs@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