



23 DELAHAYS ROAD | HALE

OFFERS IN THE REGION OF £750,000

\*\*\*NO ONWARD CHAIN\*\*\*

An extended and replanned semi detached family house with stunning open plan living space and westerly facing landscaped rear gardens. The beautifully presented accommodation briefly comprises covered porch, wide entrance hall, sitting room, living/dining kitchen with bi-folding windows to the raised rear terrace, utility room, cloakroom/WC, three first floor bedrooms with fitted furniture, luxurious shower room/WC and second floor bedroom with en suite bathroom/WC. Gas fired central heating and double glazing throughout. Driveway providing off road parking. Artificial lawn. Ideal location approximately one mile from the village of Hale.

POSTCODE: WA15 8DS

## DESCRIPTION

Delahays Road contains mainly semi detached houses of traditional design set well back from the carriageway and standing in mature surroundings all of which combines to create an attractive setting. The location is highly sought after being approximately one mile distance from the centre of Hale with its range of individual shops, fashionable restaurants and train station and 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 which contains a variety of establishments including small independent retailers and informal dining options and the Metrolink station which provides a commuter service into Manchester. Furthermore, the area is well placed for the surrounding network of motorways.

This extended bay fronted family house is attractive in appearance with partially rendered elevations and sympathetically designed canopy porch. The interior is generously proportioned and retains much of the original character and charm with coved cornices, panelled doors and feature fireplaces complemented by modern fittings alongside a beautifully presented and well planned interior.

The accommodation is approached beyond a wide entrance hall with spindle balustrade staircase leading to the first floor and provides access to a spacious sitting room with the focal point of a period fireplace surround and cast iron fire. Forming part of the extension is the stunning open plan living space with vaulted ceiling and bi-folding windows opening onto the paved rear terrace which is ideal for entertaining during the summer months. The kitchen is fitted with Shaker style units and polished granite work surfaces alongside a matching centre island and full range of integrated appliances. There is ample space for a dining suite and the adjacent living area features an impressive wood burning stove. In addition, there is a useful utility room and well appointed cloakroom/WC.

At first floor level there are three excellent bedrooms all with the benefit of fitted furniture and luxurious fully tiled shower room/WC complete with underfloor heating. To the second floor is a further bedroom with access to substantial eaves storage and en suite bathroom/WC.

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

Externally the stone paved driveway provides off road parking and there is gated access to the side. The private rear gardens are landscaped to include an artificial lawn surrounded by well stocked borders and importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

## ACCOMMODATION

### GROUND FLOOR

#### COVERED PORCH

#### ENTRANCE HALL

16'2" x 10'3" (4.93m x 3.12m)

Stained and double glazed/panelled front door with leaded effect double glazed transom light. Spindle balustrade staircase to the first floor. Under-stair storage cupboard with space for hanging coats and jackets. Timber framed stained and double glazed window to the front. Coved cornice. Dado rail. Radiator.

#### SITTING ROOM

16'2" x 12'6" (4.93m x 3.81m)

Natural wood period fireplace surround with decorative tiled insert and cast iron living flame/coal effect gas fire. Timber framed double glazed bay window with stained glass top-lights to the front. Coved cornice. Dado rail. Radiator.

#### OPEN PLAN LIVING/DINING KITCHEN

28'2" x 21'3" (8.59m x 6.48m )

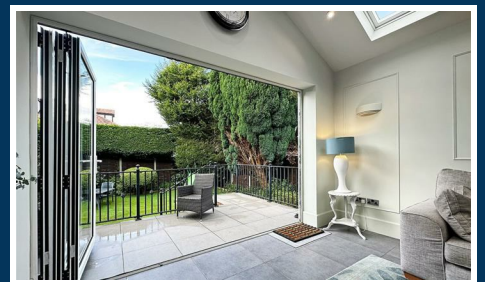
With clearly defined areas and planned to incorporate:

#### DINING KITCHEN

Fitted with Shaker style wall and base units beneath polished granite work surfaces/up-stands. Matching centre island with breakfast bar and undermount stainless steel sink with mixer tap. Wine rack and display units. Integrated appliances include a double electric fan oven/grill, microwave oven, five ring gas hob with stainless steel chimney cooker hood above, fridge/freezer, dishwasher and wine/drinks cooler. Ample space for a dining suite. Two opaque PVCu double glazed window to the side. Panelled effect walls. Tiled floor. Recessed LED lighting. Radiator.

#### LIVING AREA

Wood burning stove set upon a stone hearth. Double glazed bi-folding windows to the rear. Vaulted ceiling with four velux windows. Provision for a wall mounted flat screen television. Tiled floor. Panelled effect walls. Recessed LED lighting. Three wall light points. Radiator.



## UTILITY ROOM

12' x 6'6" (3.66m x 1.98m)

With the continuation of the kitchen units beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Two velux windows. Tiled floor. Recessed LED lighting. Radiator.

## CLOAKROOM/WC

6'5" x 5'6" (1.96m x 1.68m)

White/chrome vanity wash basin with mixer tap and polished granite counter top. White/chrome low-level WC. Opaque PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting. Radiator.

## FIRST FLOOR

### LANDING

Spindle balustrade. Staircase to the second floor.

### BEDROOM ONE

14' x 13'1" (4.27m x 3.99m)

Fitted wardrobes containing double hanging rails and shelving flanking a twin pedestal dressing table with cupboards above. PVCu double glazed window to the front. Picture rail. Radiator.

### BEDROOM TWO

12' x 11' (3.66m x 3.35m)

Fitted wardrobes containing double hanging rails and shelving with cupboards above. PVCu double glazed window to the rear. Radiator.

### BEDROOM THREE

10'5" x 8'4" (3.18m x 2.54m)

Fitted wardrobes containing hanging rails and shelving with cupboards above and pedestal dressing table. Concealed wall mounted gas central heating boiler. PVCu double glazed window to the front. Radiator.

## SHOWER ROOM/WC

9'6" x 6' (2.90m x 1.83m)

Fully tiled and fitted with a white/chrome pedestal wash basin with mixer tap and low-level WC. Wide walk-in shower beyond a glass screen with thermostatic rain shower plus hand-held attachment. Built-in cabinet with shelving above. Opaque PVCu double glazed window to the rear. Recessed LED lighting. Shaver point. Extractor fan. Electric underfloor heating. Heated towel rail.

## SECOND FLOOR

### BEDROOM FOUR

18'11" x 11'3" (5.77m x 3.43m)

Access to substantial eaves storage. Two velux windows with integrated blinds. Two radiators.

### EN SUITE BATHROOM/WC

5'5" x 5'1" (1.65m x 1.55m)

Fitted with a white/chrome suite comprising panelled bath with electric shower over, wall mounted wash basin and WC with concealed cistern. Tiled walls and floor. Wall light point.

## OUTSIDE

Off road parking within the stone paved driveway.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

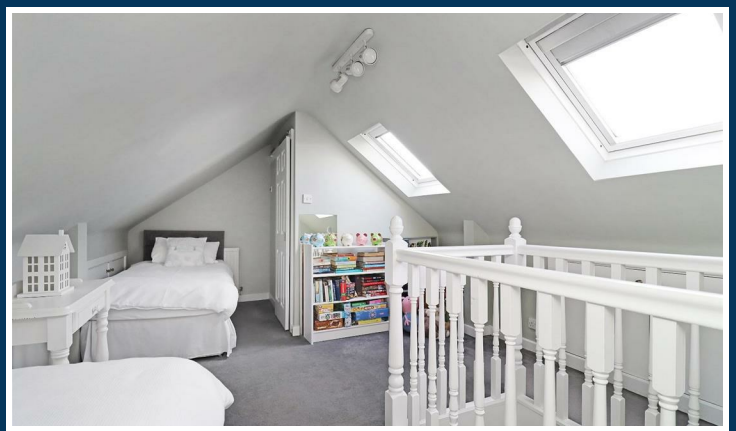
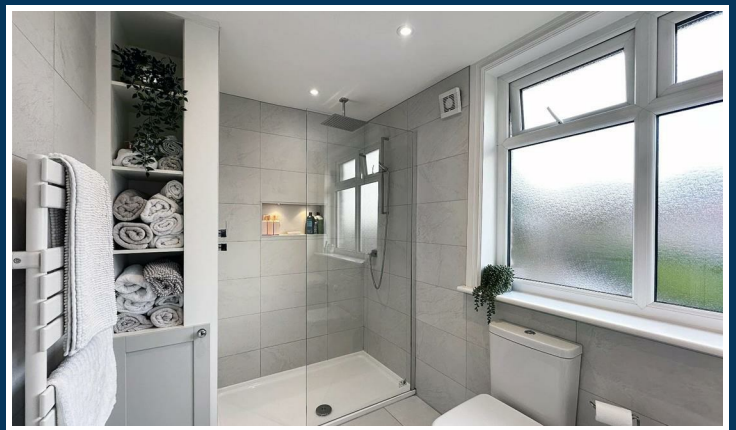
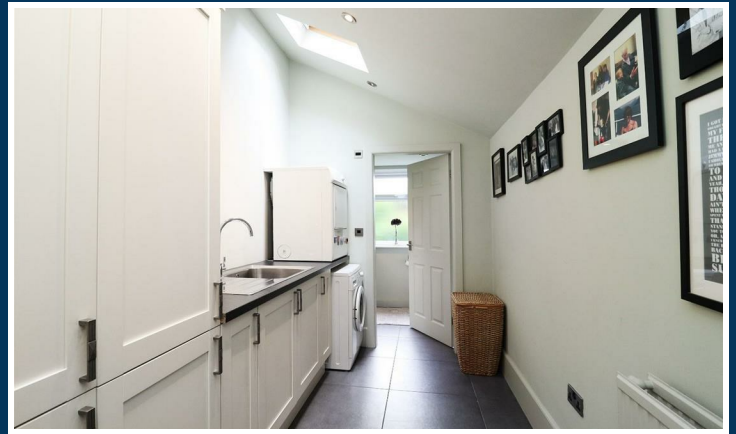
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

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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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