

# IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



14 ALBERT ROAD EAST | HALE

£725,000

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

An attractive bay fronted Victorian terraced house positioned less than 250 yards from the village of Hale. Retaining much of the original character and extended to create much sought after open plan living space. Approximately 1,600sqft/148sqm. The generously proportioned and superbly presented accommodation briefly comprises recessed porch, entrance hall, sitting room, living/dining kitchen, much improved basement with utility area, first floor primary bedroom with en suite shower room/WC, additional double bedroom, bathroom/WC and second floor double bedroom. Gas fired central heating and double glazing. Courtyard garden with paved terrace and gated access to the rear.

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POSTCODE: WA15 9AL

DESCRIPTION

Albert Road East forms part of a highly favoured locality adjacent to the village of Hale with its range of individual shops, restaurants and wine bars and railway station providing a commuter service into Manchester. The location is also ideal being within the catchment area of highly regarded primary and secondary schools. At approximately ¼ of a mile distance lies Stamford Park with tennis courts and recreational facilities. A little further is the award winning market town of Altrincham with its highly popular Market Hall which contains a variety of informal dining options and independent retailers. In addition, the Metrolink station serves the Greater Manchester area.

Typical of the era, it is difficult to appreciate the full extent of the accommodation within. Much of the original character has been retained including cast iron fireplaces and decorative mouldings alongside enhancements such as timber framed double glazed sash windows. Importantly, the property has been sympathetically extended to create an impressive open plan living space with French windows opening onto the paved rear courtyard.

This Victorian terraced house features an immensely attractive front elevation with a bay window set beside a recessed porch with brick archway, period style floor tiling and a stunning stained glass/panelled hardwood front door. The interior is superbly presented throughout and the current owners have commissioned a comprehensive program of redecoration. The entrance hall features natural wood flooring which continues seamlessly into an elegant sitting room with the focal point of a stunning stone fireplace surround. Toward the rear there is a remarkable living/dining kitchen fitted with Shaker style units complemented by polished granite work-surfaces and a range of Siemens integrated appliances alongside a matching central island and cast iron fireplace with decorative tiled hearth.

The basement is much improved and, although not considered a habitable room, is currently configured as a utility/laundry.

At first floor level the excellent primary bedroom benefits from fitted wardrobes and a modern en suite shower room/WC. There is also a further double bedroom and fully tiled bathroom/WC complete with separate shower enclosure. The loft space has been thoughtfully designed to deliver a generously proportioned double bedroom with provision for storage within the eaves.

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

Externally the private stone paved courtyard is ideal for entertaining during the summer months and there is gated access to a shared access area at the rear. The house is set well back beyond a lawned garden with mature borders and there is potential to create off road parking, subject to obtaining the relevant approval.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Stained glass/panelled hardwood front door with matching transom light above. Tiled floor. External light point.

ENTRANCE HALL

Natural wood flooring. Cornice. Radiator.

SITTING ROOM

14'10" x 11' (4.52m x 3.35m)

Stone fireplace surround and tiled hearth. Timber framed double glazed sash bay window to front. Natural wood flooring. Cornice. Radiator.

LIVING/DINING KITCHEN

23'6" x 15'3" (7.16m x 4.65m)

Planned to incorporate:

LIVING AREA

Cast-iron fireplace with decorative tiled hearth. Full height built-in cupboards with shelving. Provision for a wall mounted flatscreen television. Laminate wood flooring. Recessed LED lighting. Vertical radiator.

DINING KITCHEN

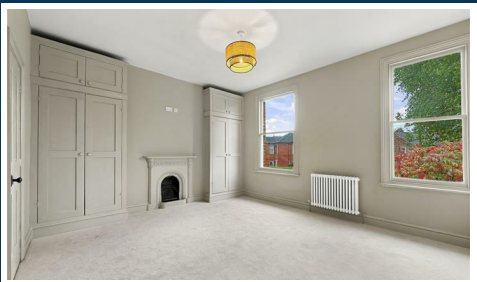
Fitted with Shaker style wall and base units beneath polished granite work-surfaces/splash-back and under-mount stainless steel sink with mixer tap. Matching central island with breakfast bar. Integrated Siemens appliances include an electric fan oven/grill, combination microwave/oven/grill, fridge/freezer and dishwasher. Five ring gas hob with a Siemens stainless steel chimney cooker hood above. Concealed wall mounted gas central heating boiler. PVCu double glazed French windows to the paved rear terrace. PVCu double glazed window to the rear. Roof-light. Laminate wood flooring. Recessed LED lighting.

BASEMENT

UTILITY

15'3" x 14'7" (4.65m x 4.45m)

Fitted base units beneath wood effect heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine and tumble dryer. Tiled floor. Recessed LED lighting. Extractor fan. Radiator.



## FIRST FLOOR

### LANDING

Spindle balustrade staircase to the second floor.

### BEDROOM ONE

15'3" x 12'11" (4.65m x 3.94m)

Cast-iron fireplace flanked by fitted wardrobes containing hanging rails and shelving to both sides. Provision for a wall mounted flatscreen television. Two timber framed double glazed sash windows to the front. Radiator.

### EN SUITE SHOWER ROOM/WC

8'7" x 2'10" (2.62m x 0.86m)

White/chrome vanity wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic shower. Mirror fronted cabinet. Tiled walls and floor. Recessed LED lighting. Extractor fan. Chrome heated towel.

### BEDROOM TWO

10'8" x 9'2" (3.25m x 2.79m)

Cast-iron fireplace. Timber framed double glazed sash window to the rear. Natural wood flooring. Recessed LED lighting. Radiator.

### BATHROOM/WC

9'5"x 9' (2.87mx 2.74m)

Fully tiled and fitted with a modern white/chrome suite comprising panelled bath with mixer tap, wall mounted wash basin with mixer tap and low-level WC. Corner tiled enclosure with thermostatic shower. Timber framed opaque double glazed window to the rear. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## SECOND FLOOR

### LANDING

Timber framed double glazed window to the rear. Spindle balustrade.

### BEDROOM THREE

20'11" x 14'10" (6.38m x 4.52m)

Cast-iron fireplace. Provision for a wall mounted flatscreen television. Access to eaves storage. Timber framed double glazed window to the rear. Velux window. Partial natural wood flooring. Recessed LED lighting. Vertical radiator. Radiator.

### OUTSIDE

Mature lawned garden at the front and private stone paved courtyard at the rear.

There is an area of land at the rear, which does not form part of the property's registered title, but has historically been used for parking by the owners and neighbouring residents."

### SERVICES

All mains services are connected.

### POSSESSION

Vacant possession upon completion.

### TENURE

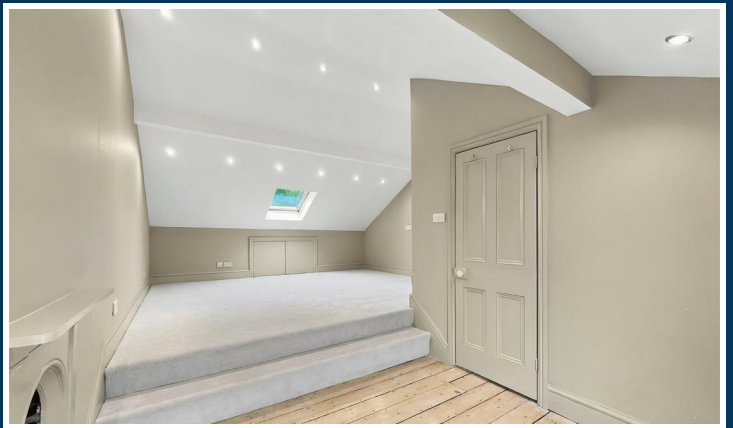
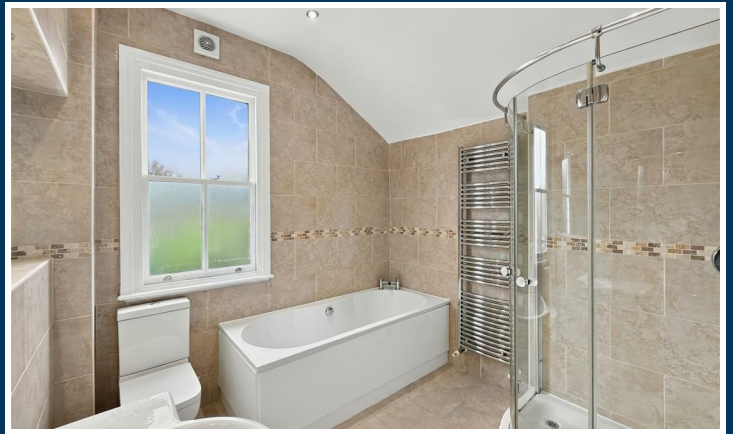
We are informed the property is Freehold. This should be verified by your Solicitor.

### COUNCIL TAX

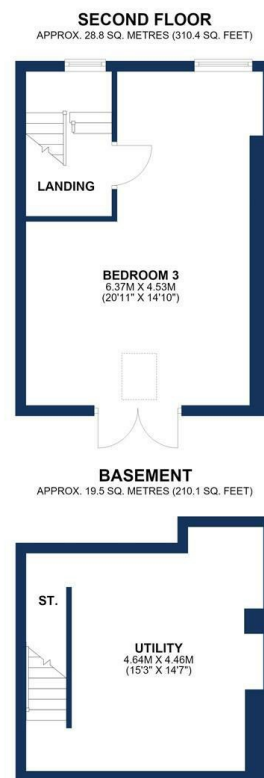
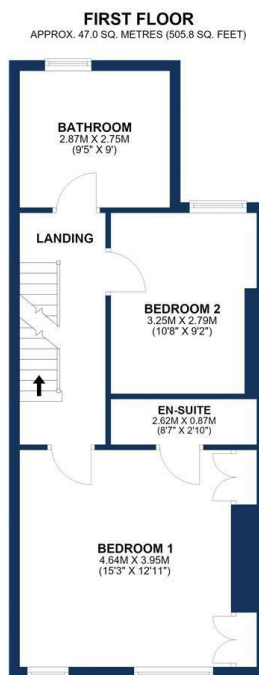
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TOTAL AREA: APPROX. 147.6 SQ. METRES (1589.3 SQ. FEET)  
Floorplan for illustrative purposes only



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