



13 HILLSIDE ROAD | HALE

£750,000

An extended and well presented bay fronted traditional semi-detached family house positioned on quiet cul-de-sac and with westerly facing landscaped rear gardens. The superbly proportioned accommodation briefly comprises enclosed porch, wide entrance hall, formal dining room, spacious sitting room, fitted breakfast kitchen with integrated appliances, utility room, family room/office, four excellent bedrooms, en suite shower room/WC and family bathroom/WC. Gas fired central heating, solar powered hot water system and PVCu double glazing. Detached garage. Driveway providing off road parking. Paved rear terrace and gardens laid mainly to lawn.

POSTCODE: WA15 8BT

DESCRIPTION

Hillside Road is a cul de sac containing semi-detached houses of traditional design set back beyond the tree lined carriageway standing in mature surroundings. This attractive family house occupies an excellent location 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 containing a variety of establishments including small independent retailers and informal dining options and also a Metrolink station providing a commuter service into Manchester. Furthermore, the area is well placed for the surrounding network of motorways.

The substantially extended accommodation is well presented and superbly proportioned throughout with benefit of gas fired central heating, a solar powered hot water system and PVCu double glazing. The enclosed porch provides space for hanging coats and jackets and leads into a wide entrance hall with spindle balustrade staircase to the first floor and adjoining cloakroom/WC. Positioned toward the front is a spacious formal dining room with the focal point of a traditional fireplace surround and living flame cast iron fire set upon a polished granite hearth. The adjacent sitting room is over 20' in length and opens onto the paved rear terrace through a set of French windows. The breakfast kitchen is fitted with traditional style white units complemented by granite effect work-surfaces and a range of integrated appliances. In addition, there is ample space for a dining suite and French windows open onto the rear gardens. Completing the ground floor is a generous family room which may also be used as an office proving invaluable for those who choose to work from home.

At first floor level the excellent primary bedroom is fitted with a comprehensive range of wardrobes and a further double bedroom has the added advantage of an en suite shower room/WC. There is an additional double bedroom, larger than average single bedroom and family bathroom/WC with a modern white/chrome suite.

The landscaped rear gardens feature a paved terrace which extends the full width and is ideal for entertaining during the summer months. Steps lead up to an expanse of lawn beyond with a fence/hedge perimeter and importantly a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening. Off road parking is provided within the wide block paved driveway and there is also a detached brick built garage which has previously been used as a home gym.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed door . PVCu double glazed windows with stained glass top-lights to the front and side. Space for hanging coats and jackets. Tiled floor.

ENTRANCE HALL

PVCu opaque leaded effect and double glazed/panelled front door set beside a matching side-screen. Spindle balustrade staircase to the first floor. Under-stair storage cupboard. Wood flooring. Picture rail. Radiator.

DINING ROOM

14'11" x 14'8" (4.55m x 4.47m)

Traditional fireplace surround with coal effect/living flame cast iron gas fire. decorative tiled insert and polished granite hearth. PVCu double glazed bay window with stained glass top-lights to the front. Cornice. Picture rail. Radiator.

SITTING ROOM

20'11" x 14'2" (6.38m x 4.32m)

Built-in storage cupboard with shelving beneath. PVCu double glazed French windows set within matching side-screens to the paved rear terrace. Two velux windows. Two wall light points. Two radiators.

BREAKFAST KITCHEN

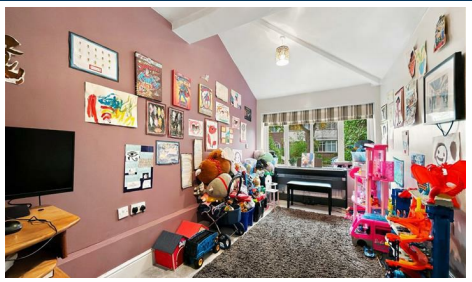
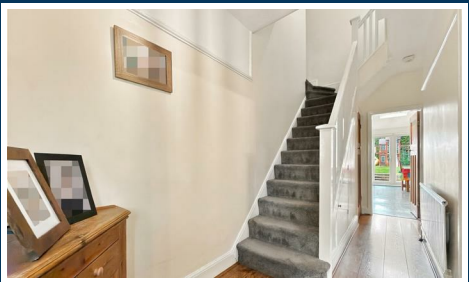
17'6" x 13' (5.33m x 3.96m)

Fitted with a range of traditional style white wall and base units beneath granite effect heat resistant work-surfaces and inset 1 ½ bowl stainless steel drainer sink with mixer tap and tile splash-back. Integrated appliances include a double electric oven/grill, microwave oven, five ring gas hob with stainless steel chimney cooker hood above and dishwasher. Space for an American style fridge freezer. Ample space for a table and chairs. PVCu double glazed French windows to the paved rear terrace. PVCu double glazed window to the rear. Two velux windows. Stone effect luxury vinyl flooring. Recessed LED lighting. Radiator.

UTILITY ROOM

8'8" x 8'1" (2.64m x 2.46m)

Matching wall and base units beneath heat resistant work-surfaces and inset 1 ½ bowl composite drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine. Wall mounted gas central heating boiler. PVCu double glazed window to the rear. Stone effect luxury vinyl flooring. Radiator.



FAMILY ROOM/OFFICE

15'9" x 8'1" (4.80m x 2.46m)

PVCu double glazed window to the front. Radiator.

CLOAKROOM/WC

White/chrome wall mounted wash basin and low-level WC. Wood flooring. Wall light point.

FIRST FLOOR

LANDING

Spindle balustrade. Access to the boarded loft space via a retractable ladder. Picture rail.

BEDROOM ONE

14' x 11'10" (4.27m x 3.61m)

Eight door range of built-in wardrobes containing hanging rails and shelving with cupboards above. PVCu double glazed bay window to the front. Picture rail. Radiator.

BEDROOM TWO

11'10" x 8'1" (3.61m x 2.46m)

PVCu double glazed window to the front. Radiator.

EN SUITE SHOER ROOM/WC

8'1" x 3'11" (2.46m x 1.19m)

White/chrome pedestal wash basin and low-level WC. Wide tiled enclosure with thermostatic rain shower plus handheld attachment. Linen closet with shelving. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Recessed LED lighting. Extractor fan. Heated towel rail.

BEDROOM THREE

12' x 9'3" (3.66m x 2.82m)

PVCu double glazed window to the rear. Picture rail. Radiator.

BEDROOM FOUR

8'9" x 8'5" (2.67m x 2.57m)

Built-in wardrobe with hanging rail and shelving. PVCu double glazed window to the front. Picture rail. Radiator.

FAMILY BATHROOM/WC

8'5" x 5'9" (2.57m x 1.75m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap and thermostatic shower above, vanity wash basin with mixer up and low-level WC, all set within tile surrounds. Mirror fronted cabinet. Opaque PVCu double glazed window to the rear. Tiled floor. Heated towel rail. Electric underfloor heating.

OUTSIDE

DETACHED GARAGE

17'11" x 9'4" (5.46m x 2.84m)

Up and over door. Pedestrian door to the side. PVCu double glazed window to the rear. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

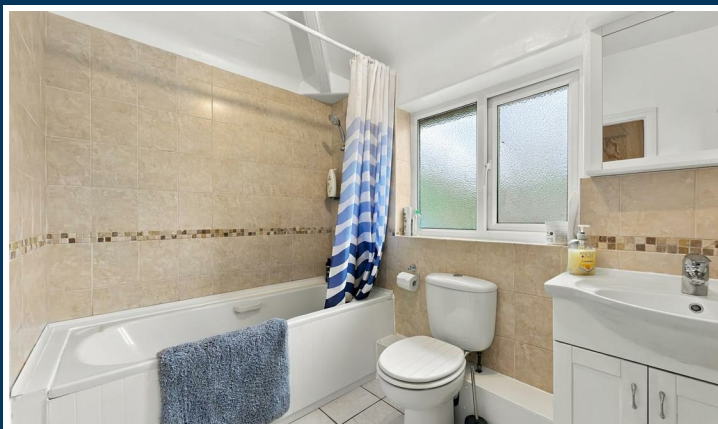
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

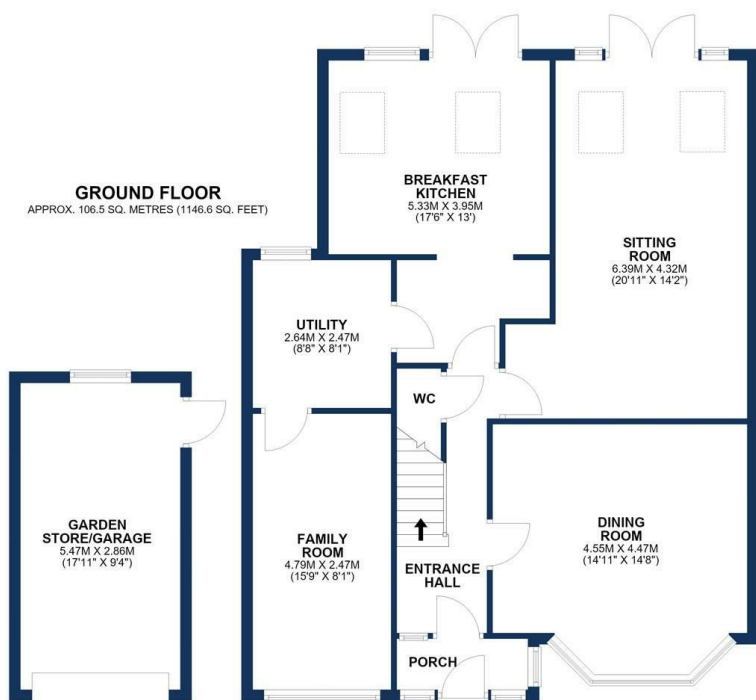
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NOTE

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TOTAL AREA: APPROX. 161.6 SQ. METRES (1739.0 SQ. FEET)
Floorplan for illustrative purposes only



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