



18 HIGHFIELD ROAD | HALE

£850,000

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

An extended and replanned traditional bay fronted semi detached family house positioned at the head of a quiet cul de sac. The superbly presented accommodation briefly comprises enclosed porch, entrance hall, cloakroom/WC, sitting room, living room, dining kitchen, utility room, primary bedroom with en suite shower room/WC, four further bedrooms and family bathroom/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking and landscaped rear gardens. Ideal location approximately one mile from Hale village.



POSTCODE: WA15 8BX

DESCRIPTION

Highfield Road is a cul de sac containing semi detached houses of traditional design set back beyond the tree lined carriageway and standing within mature surroundings. The location is highly sought after being approximately one mile distance from the village 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 the comprehensive shopping centre of Altrincham town with its popular Market Hall that 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 extensions. The accommodation is generously proportioned throughout and retains much of the original character and charm with coved cornices and panelled doors complemented by tasteful decor and modern fittings.

The superbly presented accommodation is approached beyond an enclosed porch and wide entrance hall with turned spindle balustrade staircase leading to the partially galleried landing above and continuing to the converted loft space. Positioned toward the front there is a spacious sitting room with the focal point of a stunning stone fireplace surround and hearth with remotely operated living flame gas fire. Also accessed from the entrance hall and forming part of the extension, the living room is over 22' in length and opens onto the gardens through French windows. The adjacent dining kitchen is fitted with Shaker style units and a range of integrated Neff appliances alongside a matching centre island with breakfast bar and double opening glazed doors connect with the full width stone paved rear terrace. In addition, there is a useful utility room and modern cloakroom/WC.

At first floor level the primary bedroom benefits from a well appointed en suite shower room/WC and three further bedrooms are served by the contemporary family bathroom/WC complete with separate shower enclosure. To the second floor a further double bedroom features built-in wardrobes and the eaves provide additional storage.

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

The landscaped grounds widen significantly to the rear and the aforementioned terrace is ideal for entertaining during the summer months. Laid mainly to lawn with a variety of mature trees and shrubs set within raised flower beds combining to create a delightful setting with a high degree of privacy. Externally at the front a driveway provides off road parking for several cars and there is gated access to the side.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Timber framed glazed door set within a matching surround and brick arch.

ENTRANCE HALL

Stained glass/hardwood front door set within a matching stained glass surround. Turned spindle balustrade staircase to the first floor. Under-stair cloaks/storage cupboard with space for hanging coats and jackets. Stained glass PVCu double glazed window to the side. Parquet wood flooring. Covered radiator.

CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and cantilevered WC with concealed cistern. Led light effect PVCu double glazed window to the front. Laminate wood flooring. Chrome heated towel rail.

SITTING ROOM

15'11" x 12'1" (4.85m x 3.68m)

Stone fireplace surround with log effect/living flame gas fire set upon a matching hearth. Led light effect PVCu double glazed bay window to the front. Two wall light points. Coved cornice. Radiator.

LIVING ROOM

22'5" x 12'7" (6.83m x 3.84m)

PVCu double glazed French windows to the rear. Two Velux windows. Parquet wood flooring. Recessed low-voltage lighting. Coved cornice. Two radiators. Double opening glazed/panelled doors to:

DINING KITCHEN

19' x 18'4" (5.79m x 5.59m)

Planned to incorporate:

DINING AREA

PVCu double glazed French windows set within matching side screens to the rear. Parquet wood flooring. Recessed LED lighting. Two radiators.

KITCHEN

Fitted with a range of Shaker style wall and base units beneath polished granite work surfaces/up-stands with semi recessed twin bowl ceramic Belfast sink and mixer tap. Integrated appliances include two electric fan ovens/grills, microwave oven and dishwasher. Matching centre island with natural wood breakfast bar and integrated five ring gas hob with stainless steel chimney cooker hood above. Recess for an American style fridge/freezer. Led light effect PVCu double glazed window to the side. Tiled floor. Recessed LED lighting. Radiator.



## UTILITY ROOM

9'4" x 6' (2.84m x 1.83m)

Shaker style wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Space for an automatic washing machine. Concealed wall mounted gas central heating boiler. Leaded light effect PVCu double glazed/panelled door to the side. Leaded light effect PVCu double glazed window to the front. Tiled floor. Recessed low-voltage lighting. Extractor fan. Radiator.

## FIRST FLOOR

### LANDING

Turned spindle balustrade staircase to the second floor.

### BEDROOM ONE

13' x 12'1" (3.96m x 3.68m)

PVCu double glazed window to the rear. Two wall light points. Radiator.

### EN SUITE SHOWER ROOM/WC

8'5" x 6'4" (2.57m x 1.93m)

White/chrome pedestal wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic rain shower plus handheld attachment. Recessed shelving. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

### BEDROOM TWO

15'11" x 12'1" (4.85m x 3.68m)

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

### BEDROOM THREE

9'3" x 9' (2.82m x 2.74m)

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

### BEDROOM FOUR

9' x 8'3" (2.74m x 2.51m)

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

### FAMILY BATHROOM/WC

12'9" x 7'1" (3.89m x 2.16m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap, wall mounted vanity wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic rain shower plus handheld attachment. Opaque PVCu double glazed window to the rear. Tiled walls. Stone effect flooring. Recessed LED lighting. Shaver point. Extractor fan. Designer radiator.

## SECOND FLOOR

### LANDING

Access to eaves storage. Opaque PVCu double glazed window to the side. Velux window.

### BEDROOM FIVE

14'1" x 11'8" (4.29m x 3.56m)

Built-in eaves wardrobes containing hanging rails, shelving and drawers. Two Velux windows with integrated blinds. Recessed LED lighting. Two wall light points. Radiator.

## OUTSIDE

Driveway providing off road parking and landscaped rear gardens.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

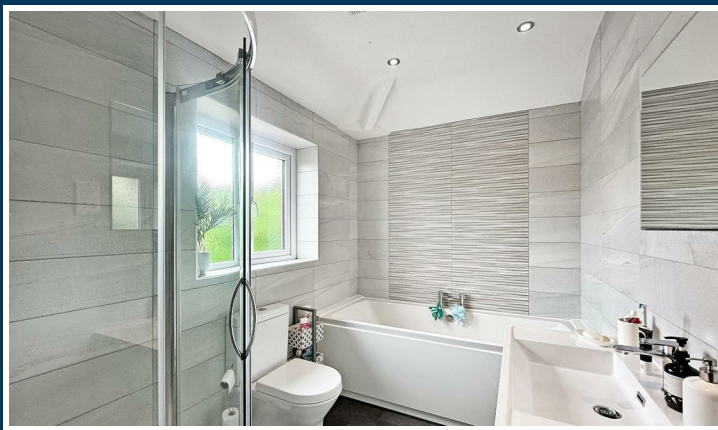
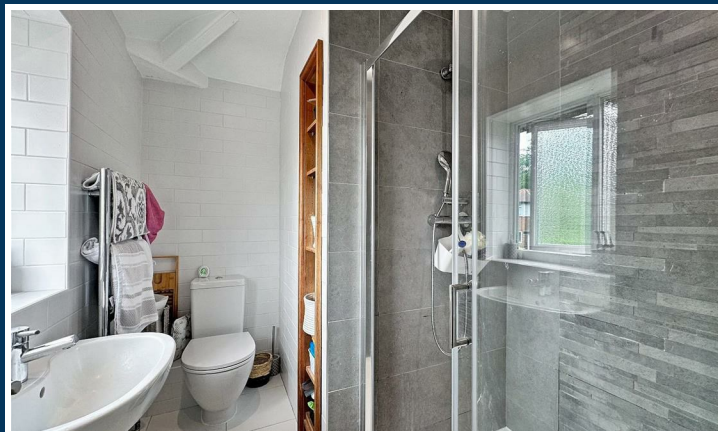
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band E

## NOTE

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



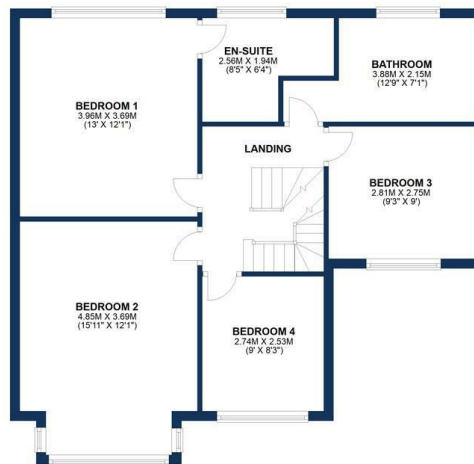
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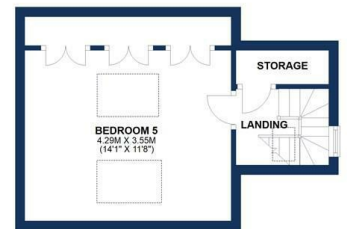
**GROUND FLOOR**  
APPROX. 95.2 SQ. METRES (1025.2 SQ. FEET)



**FIRST FLOOR**  
APPROX. 70.0 SQ. METRES (753.1 SQ. FEET)



**SECOND FLOOR**  
APPROX. 23.0 SQ. METRES (247.9 SQ. FEET)



TOTAL AREA: APPROX. 188.2 SQ. METRES (2026.2 SQ. FEET)  
Floorplans For Illustrative Purposes Only



**HALE BARNs**

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

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