

## FINCHLEY ROAD | HALE

OFFERS IN THE REGION OF £535,000

A late Victorian bay fronted end of terrace house positioned within easy reach of Hale village and Altrincham town centre and neighbouring one of the most popular tree roads. The superbly proportioned accommodation briefly comprises recessed porch, entrance hall, sitting room with feature fireplace, formal dining room, fitted breakfast kitchen with access to the courtyard & gardens beyond, three excellent bedrooms & generous bathroom/WC. Further potential to convert the loft space subject to obtaining the relevant approval. Gas fired central heating and PVCu double glazing. Lawned rear gardens. Permit parking.



**POSTCODE: WA15 9RE**

## DESCRIPTION

A superbly proportioned late Victorian terraced house situated in an ideal location neighbouring one of the most highly sought after tree roads and within walking distance of both the village of Hale with its range of individual shops, restaurants and bars and railway station and the town of Altrincham with its highly popular Market House and Metrolink commuter service into Manchester. The property is also positioned within the catchment area of highly regarded primary and secondary schools and 150 yards distance is Stamford Park with tennis courts and recreation areas.

Typical of the era it is difficult to appreciate from the exterior the extent of the accommodation within and much of the original character remains with panelled doors and decorative ceiling mouldings complemented by tall ceilings.

Approached beyond a panelled hardwood front door with opaque glazed inserts the entrance hall features natural wood flooring which continues into a bay fronted sitting room with the focal point of a contemporary living flame gas fire. There is an elegant dining room with full height fitted cupboards and revealed brick fireplace to the chimney breast recess alongside a tiled hearth. The adjacent fitted breakfast kitchen has ample space for a dining suite and provides access to the enclosed courtyard.

At first floor level there are three excellent bedrooms generous bathroom/WC with white suite and chrome fittings. The landing provides access to the loft space and further potential exists to create additional accommodation subject to obtaining the relevant approval.

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

The landscaped grounds are certainly a feature and include an enclosed rear courtyard leading onto a private expanse of lawn surrounded by a variety of mature shrubs and a hedge/walled perimeter.

## ACCOMMODATION

### GROUND FLOOR: RECESSED PORCH

Opaque glazed/panelled hardwood front door and transom light. Quarry tiled floor. External light point.

### ENTRANCE HALL

Staircase to the first floor. Natural wood flooring. Coved cornice. Dado rail. Radiator.

### SITTING ROOM

**14'7" x 11'2" (4.45m x 3.40m)**

Contemporary coal effect/living flame gas fire. PVCu double glazed window to the front. Natural wood flooring. Coved cornice. Picture rail. Radiator.

### DINING ROOM

**12'8" x 11'11" (3.86m x 3.63m)**

Full height fitted cupboards containing shelving. Revealed brick recess to the chimney breast and tiled hearth. Understairs storage cupboard. PVCu double glazed window to the rear. Coved cornice. Picture rail. Radiator.

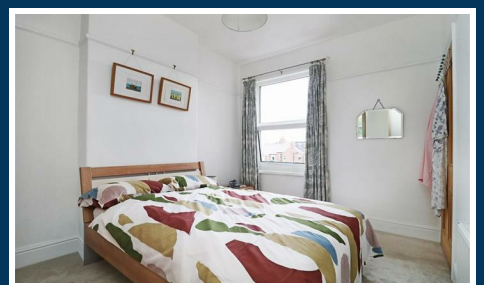
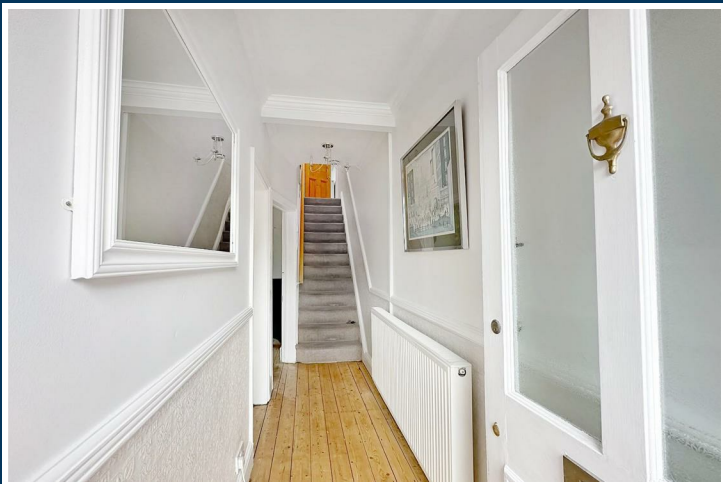
### BREAKFAST KITCHEN

**22'4" x 8'6" (6.81m x 2.59m)**

Fitted with a range of matching wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splashback. Integrated appliances include an electric fan oven/grill and four ring gas hob. Space for fridge/freezer. Recess for slimline dishwasher and automatic washing machine. Space for a table and chairs. PVCu Opaque glazed/panelled door to the side. Two PVCu double glazed windows to the side. Wood effect flooring. Radiator.

### FIRST FLOOR: LANDING

Spindle balustrade. Access to the partially boarded loft space via a retractable ladder. Coved cornice.



### BEDROOM ONE

13' x 9'7" (3.96m x 2.92m)

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

### BEDROOM TWO

12' x 6'7" (3.66m x 2.01m)

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

### BEDROOM THREE

12' x 8'3" (3.66m x 2.51m)

PVCu double glazed window to the front. Radiator.

### BATHROOM/WC

8'9" x 8'6" (2.67m x 2.59m)

Fitted with a white/chrome suite comprising panelled bath with electric shower and screen above, pedestal wash basin and low-level WC, all set within tiled surrounds. Airing cupboard housing the wall mounted gas central heating boiler. Opaque PVCu double glazed window to the rear. Wood effect flooring. Radiator.

### OUTSIDE

#### STORE

Attached brick store room.

#### SERVICES

All main services are connected.

#### POSSESSION

Vacant possession upon completion.

#### TENURE

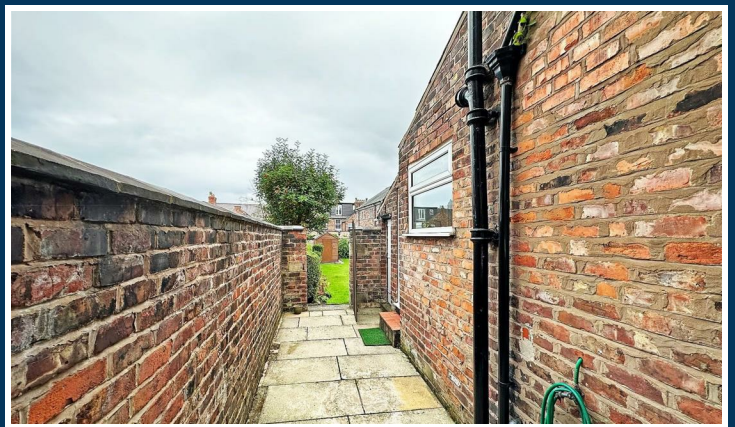
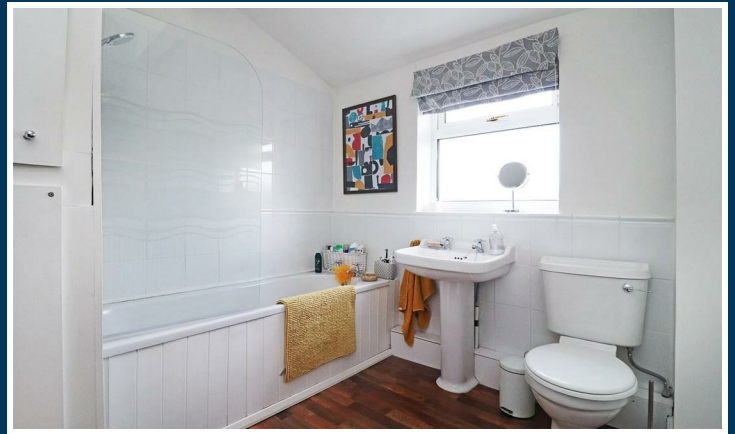
We are informed the property is Freehold. This should be verified by your Solicitor.

#### COUNCIL TAX

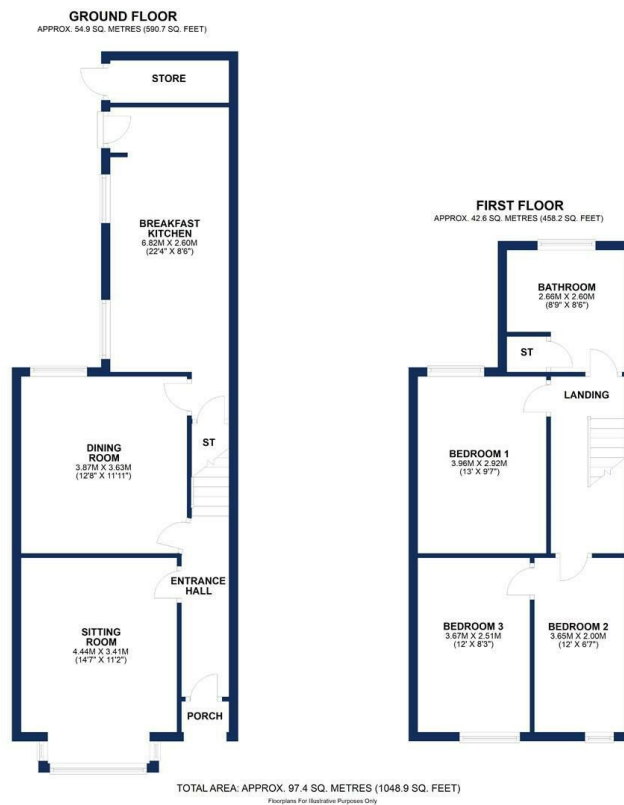
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#### NOTE

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



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