



## 2 ASHLEY COURT | HALE

OFFERS IN THE REGION OF £775,000

A spacious and exceptionally well presented Georgian style townhouse positioned in a highly desirable location adjacent to the village of Hale. The superbly proportioned accommodation briefly comprises entrance hall, sitting room, dining room, fitted kitchen with integrated appliances, primary bedroom with fitted wardrobes and en suite shower room, three further double bedrooms and two bath/shower rooms. Gas fired central heating, pressurised hot water system and PVCu double glazing. Driveway providing off road parking. Integral double garage and external refuse store place. Attractive gardens to the rear bordered by mature trees.

POSTCODE: WA15 9PD

## DESCRIPTION

Ashley Court is a highly desirable development of Georgian style town houses standing within mature tree lined grounds. The location is ideal being positioned adjacent to the village centre of Hale with its range of individual shops and restaurants and train station providing a commuter service into Manchester. In addition, approximately one mile distance is the comprehensive shopping centre of Altrincham with its highly popular Market Hall and Metrolink station. The property is equally well placed for the borough's highly regarded primary and secondary schools, the surrounding network of motorways and Manchester International Airport.

The accommodation is exceptionally well presented and to a high standard throughout. The impressive kitchen features contemporary units complemented by Corian work surfaces and De Dietrich appliances and the luxurious bathrooms are superbly appointed.

The interior is approached beyond porcelain tiled steps flanked by a wrought iron balustrade and composite Rockdoor surrounded by an ornate period style pilaster. The spacious entrance hall forms a welcoming reception area with stunning parquet flooring and is largely laid out for open plan living but split into distinctive areas. The naturally light full depth sitting/dining room is adorned with the aforementioned hardwood flooring and enjoys an elevated position overlooking the delightful grounds. The adjacent kitchen has been carefully designed and is fitted with a comprehensive range of high gloss units alongside a full range of integrated appliances.

The lower ground floor features a suite comprising double bedroom, which is currently used as a family room, and modern shower room/WC. There is also internal access to the integral double garage from the hallway and a substantial cloaks closet.

Overlooking the tree lined gardens at first floor level the excellent primary bedroom benefits from bespoke fitted furniture and a fully tiled en suite shower room/WC. There are two further generous double bedrooms with fitted wardrobes and a stylish family bathroom/WC.

Gas fired central heating has been installed together with a pressurised hot water system, cedar wood internal doors and PVCu double glazing throughout.

Externally off road parking is available within the driveway and an adjacent external store provides a useful area for recycling and waste bins. The integral garage with remotely operated door has been replanned to create a desirable utility area whilst preserving space for secure parking if required. The attractive communally maintained rear gardens are laid mainly to lawn with mature shrubs and trees providing a high degree of privacy and importantly there is a decked seating area which is ideal for al fresco dining during the summer months.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

12'6 x 9'8 (3.81m x 2.95m)

Wood grain effect composite Rockdoor with opaque double glazed insert. PVCu double glazed window to the front. Parquet flooring. Cornice. Radiator. Access to the inner hall and wide opening to:

#### SITTING ROOM

16'6 x 12'6 (5.03m x 3.81m)

PVCu double glazed oriel bay window to the front. Parquet flooring. Two wall light points. Cornice. Radiator. Wide archway to:

#### DINING ROOM

12'6 x 10'0 (3.81m x 3.05m)

Woodgrain effect composite Rockdoor to the rear. PVCu double glazed window to the rear. Parquet flooring. Recessed LED lighting. Radiator.

#### KITCHEN

12'5 x 9'10 (3.78m x 3.00m)

Fitted with high gloss wall and base units beneath Corian work-surfaces/upstands and moulded 1 1/2 bowl sink with mixer tap and tiled splash-back. Display units and tall pantry unit. Integrated De Dietrich appliances include an electric fan oven/grill, microwave oven/grill, warming drawer and five zone induction hob with chimney cooker hood above. Integrated larder fridge and dishwasher. PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting. Vertical radiator.

#### INNER HALL

Spindle balustrade staircase to the lower ground floor and first floor. Parquet flooring. Cornice.

### LOWER GROUND FLOOR

#### HALLWAY

Cloaks closet with radiator and ample space for hanging coats and jackets. Under-stair storage cupboard. Access to the integral garage. Radiator.

#### FAMILY ROOM/BEDROOM FOUR

12'4 x 9'6 (3.76m x 2.90m)

Contemporary wall mounted coal/flame effect electric fire. Fitted shelving. PVCu double glazed window to the rear. Radiator.



## SHOWER ROOM/WC

8'8 x 5'9 (2.64m x 1.75m)

White/chrome wall mounted wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic shower. Tiled surrounds and tiled floor. Illuminated mirror. Extractor fan. Contemporary radiator.

## FIRST FLOOR

### LANDING

Spindle balustrade. Recessed LED lighting. Cornice.

### BEDROOM ONE

12'9 x 12'6 (3.89m x 3.81m)

Fitted with a four door range of wardrobes containing hanging rails and shelving. Matching dressing table with cupboard above. PVCu double glazed window to the front. Cornice. Radiator.

### EN SUITE SHOWER ROOM/WC

6'2 x 6'0 (1.88m x 1.83m)

White/chrome wall mounted wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic shower. Mirror fronted cabinet. Opaque PVCu double glazed window to the front. Tiled walls and floor. Recessed LED lighting. Shaver point. Chrome heated towel rail.

### BEDROOM TWO

13'5 x 12'6 (4.09m x 3.81m)

Fitted wardrobes with sliding doors containing hanging rails, shelving and drawers. Two PVCu double glazed windows to the rear. Cornice. Radiator.

### BEDROOM THREE

12'6 x 10'0 (3.81m x 3.05m)

Fitted with a four door range of wardrobes containing hanging rails, shelving and drawers. PVCu double glazed window to the rear. Cornice. Radiator.

### FAMILY BATHROOM/WC

9'8 x 5'11 (2.95m x 1.80m)

Fully tiled and fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, composite moulded vanity wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the front. Recessed LED lighting. Chrome heated towel rail.

## OUTSIDE

### INTEGRAL DOUBLE GARAGE

26'10 x 16'2 (8.18m x 4.93m)

Remotely operated up and over door. Light and power supplies. Utility area with space for an automatic washing machine, tumble dryer, fridge/freezer and freezer. Wall mounted gas central heating boiler and Megaflo pressurised hot water cylinder.

## 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.

## GARDENING

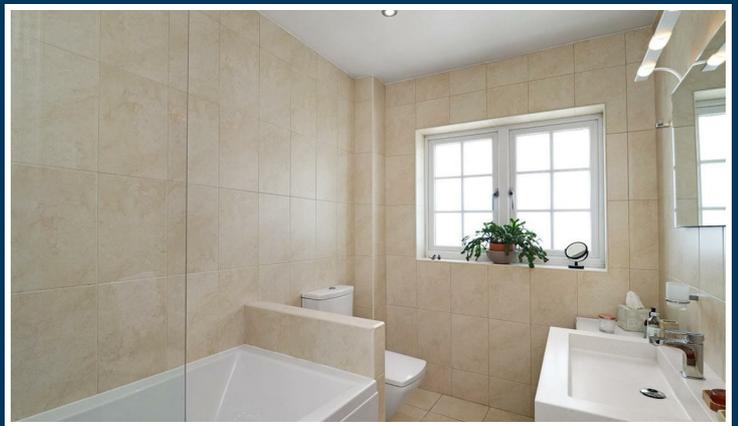
We understand the residents share the cost of maintaining the grounds and this amounts to £42.00 per household per calendar month.

## COUNCIL TAX

Band G.

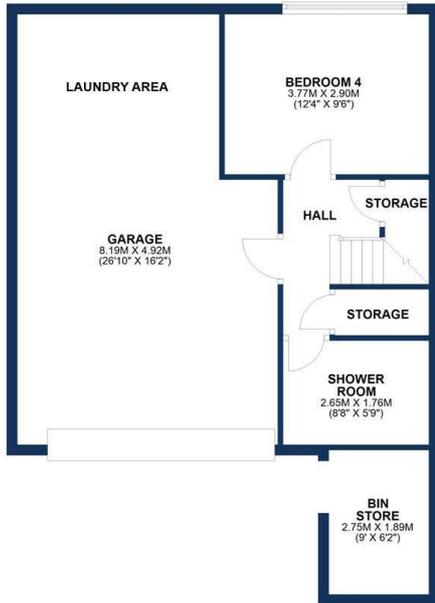
## NOTE

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

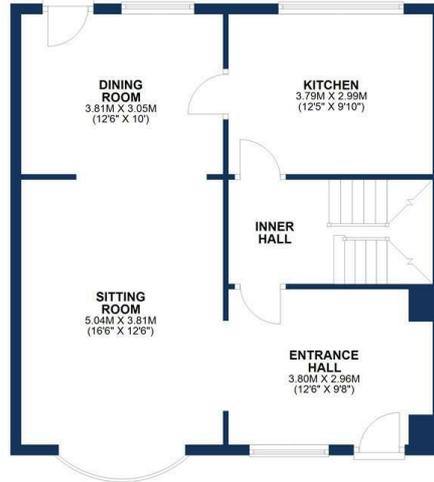


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**LOWER GROUND FLOOR**  
APPROX. 69.0 SQ. METRES (742.7 SQ. FEET)



**GROUND FLOOR**  
APPROX. 64.0 SQ. METRES (688.7 SQ. FEET)



**FIRST FLOOR**  
APPROX. 63.6 SQ. METRES (684.7 SQ. FEET)



TOTAL AREA: APPROX. 196.6 SQ. METRES (2116.1 SQ. FEET)  
Floorplan for illustrative purposes only



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