



4 SANDILEIGH AVENUE | ALTRINCHAM

OFFERS OVER £600,000

An extended traditional bay fronted semi detached family house with stunning open plan living space and exceptional landscaped grounds. The superbly presented interior briefly comprises recessed porch, wide entrance hall, sitting room, living/dining kitchen with bi-folding windows to the paved rear terrace, cloakroom/WC and utility cupboard, primary bedroom with a comprehensive range of fitted furniture, two further double bedrooms and well appointed bathroom/WC. PVCu double glazing and gas fired central heating. Driveway providing off road parking beyond remotely operated gates. Westerly facing rear gardens. Approximately equidistant from Hale village and Altrincham town centre.

POSTCODE: WA15 8AR

DESCRIPTION

This beautifully presented semi detached house has been constructed to a traditional design in brick with partially rendered elevations beneath a pitched tiled roof alongside an attractive gable with bay windows. The original period features have been retained such as encapsulated stained glass and panelled doors and further enhanced by engineered wood flooring and tasteful decor throughout. Importantly the ground floor benefits from a substantial extension creating exceptional open plan living space with bi-folding "Origin" windows which open onto the paved terrace. The rear gardens are certainly a feature, conceived by local firm "Signature Landscapes", and needs to be seen to be appreciated.

Approached beyond remotely operated sliding gates and block paved driveway there is a recessed porch set beneath a brick arch with decorative tiled flooring and impressive period style composite front door. Upon entering the feeling of space is apparent and a wide entrance hall leads onto an elegant sitting room with the focal point of a bespoke media installation. Double opening Crittall style doors provide access to the remarkable living/dining kitchen with stunning Shaker style units complemented by quartz work-surfaces, integrated appliances and matching centre island. This contemporary space has clearly defined areas and is ideal for the modern family with the benefit of a smart "Philips Hue" lighting system which also illuminates the rear gardens. Completing the ground floor is a well appointed cloakroom/WC and the entrance hall has provision for storage plus a thoughtfully designed utility cupboard.

At first floor level the superb primary bedroom is fitted with a comprehensive range of quality "Sharps" wardrobes. There is an additional double bedroom with fitted furniture and, unusually, a further double bedroom. The luxurious family bathroom is furnished with a traditional white/chrome suite and includes a roll top claw foot bath and underfloor heating beneath porcelain wood effect tiles.

Gas fired central heating has been installed together with PVCu double glazing and additional storage is available within the fully boarded loft space.

Externally there is provision for off road parking within the block paved driveway and significantly the westerly rear aspect allows enjoyment of the sunshine throughout the afternoon and into the evening. The aforementioned landscaped gardens incorporate a stylish outdoor kitchen area with adjacent wood burning stove and seating area set beneath a timber framed pergola. There is also an area of artificial lawn, well stocked flower beds and mature borders surrounded by a fenced/walled perimeter.

The location is highly sought after being approximately half a mile from the village of Hale with its range of fashionable restaurants, wine bars and cafes. A similar distance is the shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The property also lies within the catchment area of highly regarded primary and secondary schools and is well placed for the Metrolink station, surrounding network of motorways and Manchester International Airport. In addition, just two hundred yards to the west is Stamford Park with tennis courts and variety of recreation areas.

ACCOMMODATION

GROUND FLOOR: RECESSED PORCH

Panelled woodgrain effect composite front door with encapsulated stained glass window and matching side-screens. Decorative tiled floor.

ENTRANCE HALL

Spindle balustrade staircase to the first floor. Under-stair storage cupboard housing the wall mounted gas central heating boiler. Utility cupboard with space for an automatic washing machine and tumble dryer. Space for hanging coats and jackets. Engineered oak flooring. Recessed LED lighting. Covered radiator.

SITTING ROOM

12' x 11'9" (3.66m x 3.58m)

Full length fitted media unit with space for a flat-screen television flanked by cupboards with bookshelves above. PVCu double glazed bay window with encapsulated stained glass top-light to the front. Engineered oak flooring. Coved cornice. Radiator. Crittall style double opening glazed doors to:

LIVING/DINING KITCHEN

25' x 18'5" (7.62m x 5.61m)

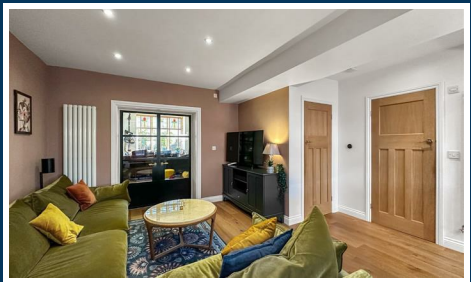
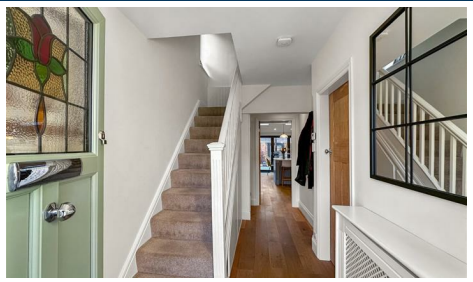
With clearly defined areas and planned to incorporate:

LIVING AREA

Engineered oak flooring. Recessed LED lighting. Two vertical radiators.

DINING KITCHEN

Fitted with Shaker style wall and base units and polished chrome handles beneath quartz work-surfaces/up-stands. Matching centre island with breakfast bar and under-mount 1 ½ bowl stainless sink. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, warming drawer, four zone induction hob set within the chimney breast recess with extractor/light above, larder fridge, larder freezer and dishwasher. Aluminium bi-folding windows and remotely operated blinds. Two velux windows with solar powered electric opening function and central velux window. Engineered oak flooring. Recessed LED lighting. Vertical radiator.



CLOAKROOM/WC

6'4" x 2'9" (1.93m x 0.84m)

Traditional white/chrome pedestal wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the side. Engineered oak flooring. Recessed LED lighting. Extractor fan. Radiator.

FIRST FLOOR: LANDING

Access to the fully boarded loft space via a retractable ladder. Opaque PVCu double glazed window to the side.

BEDROOM ONE

13'11" x 11' (4.24m x 3.35m)

Full length range of fitted furniture with brushed chrome handles including wardrobes containing hanging rails and shelving and drawers. PVCu double glazed bay window with leaded light effect top-lights to the front. Radiator.

BEDROOM TWO

11'7" x 11'1" (3.53m x 3.38m)

Twin pedestal desk flanked by wardrobes containing hanging rails. PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

8'1" x 7'11" (2.46m x 2.41m)

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

BATHROOM/WC

8' x 7'2" (2.44m x 2.18m)

Fitted with a traditional white/chrome suite comprising back to wall roll top/claw foot bath with thermostatic rain shower plus handheld attachment and screen above, semi-recessed vanity wash basin and low-level WC. Opaque PVCu double glazed window to the side. Partially tiled walls. Wood effect porcelain tiled floor. Recessed LED lighting. Extractor fan. Electric underfloor heating and chrome heated towel rail.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

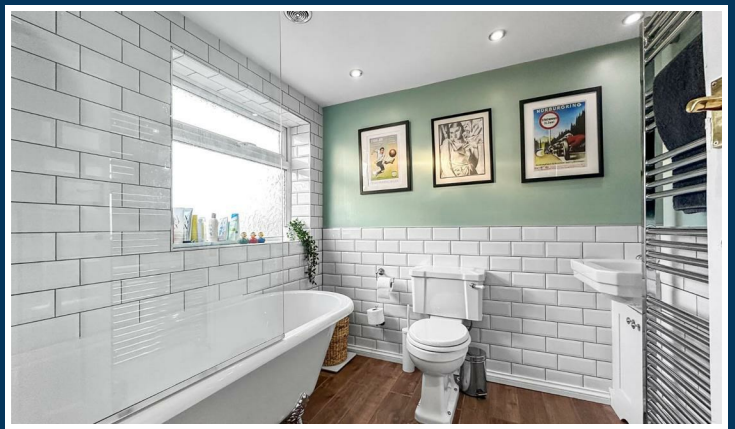
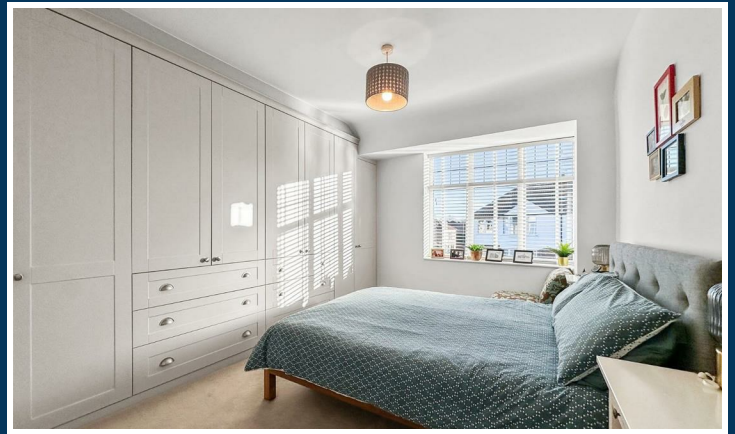
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band D.

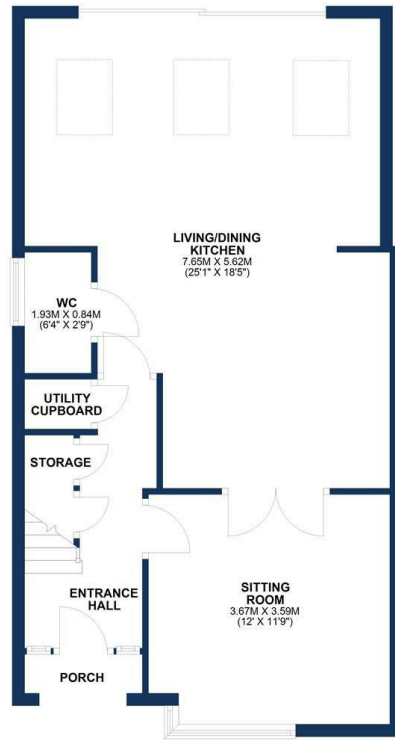
NOTE

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



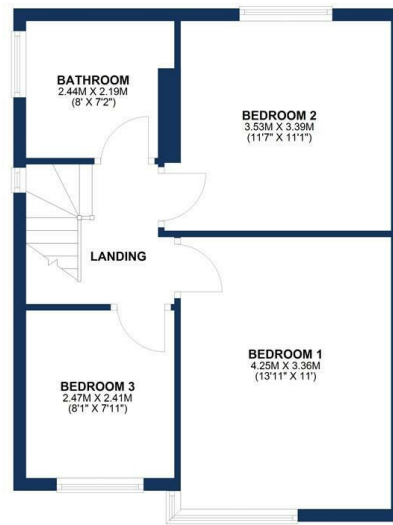
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GROUND FLOOR
APPROX. 64.4 SQ. METRES (693.3 SQ. FEET)



TOTAL AREA: APPROX. 108.7 SQ. METRES (1169.7 SQ. FEET)
Floorplan for illustrative purposes only

FIRST FLOOR
APPROX. 44.3 SQ. METRES (476.4 SQ. FEET)



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