



**LEIGH HOUSE 37 LEIGH ROAD | HALE**

**£1,250,000**

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

A semi detached Edwardian style family house constructed circa 1912 and positioned on a corner plot 350 yards from the village of Hale. Beautifully presented and retaining much of the original character. Approximately 2,800 sqft (260 sq m). The accommodation briefly comprises enclosed porch, entrance hall, sitting room, dining room, fitted breakfast kitchen, rear hall, cloakroom/WC, basement with storage and utility room, three first floor double bedrooms and family bathroom/WC, second floor double bedroom, single bedroom and bathroom/WC. Gas fired central heating and double glazing. Wide driveway with remotely operated gates. Westerly facing rear terrace and mature gardens laid mainly to lawn. Forming part of the South Hale Conservation Area.

POSTCODE: WA15 9BJ

## DESCRIPTION

Constructed to a traditional double fronted Edwardian design this fine semi-detached family house dates from circa 1912 with the original character complemented by modern enhancements and tasteful décor throughout. Typical of the era the property features attractive elevations with tall bay windows and internally benefits from decorative mouldings, panelled doors and high ceilings.

The superbly proportioned accommodation is beautifully presented and upon entering the feeling of space is apparent. Approached beyond an enclosed porch with recently installed Accoya wood front door set within a red brick archway and a leaded light hardwood door which leads onto an impressive entrance hall with turned spindle balustrade staircase leading up to a galleried landing on the second floor. With the focal point of a marble fireplace surround there is an elegant sitting room with unusual bay window creating a naturally light interior and the separate formal dining room opens onto a stunning breakfast kitchen through double opening bi-folding doors. The contemporary kitchen is well appointed with in-frame units and exquisite Dekton work-surfaces alongside a substantial centre island with ample seating areas and a range of integrated appliances. The rear hall provides access to the cloakroom/WC and a paved terrace which is ideal for entertaining during the summer months.

The lower ground floor has been improved to deliver a variety of storage areas and importantly includes a useful utility room with adjacent WC.

At first floor level the spacious primary bedroom is fitted with bespoke furniture and a turret style bay with charming window seat. There are two further excellent double bedrooms and generous family bathroom complete with separate shower enclosure. To the second floor a double bedroom and single bedroom allow commanding views over the surrounding area and are served by a bathroom/WC.

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

Externally the wide block paved driveway has parking for two cars beyond remotely operated wrought iron gates and the landscaped grounds are laid mainly to lawn. Great care has been taken to maximise the sun throughout the day and the westerly facing rear aspect enjoys sunshine into the evening. The well tended gardens are thoughtfully designed with well stocked borders and a variety of mature trees.

Positioned in the South Hale Conservation Area this helps ensure changes respect the area's character and appearance and protects the local historic architecture. Ideally located just a few hundred yards from the village of Hale with its range of individual shops and fashionable restaurants and railway station providing a commuter service into Manchester. The property also lies within the catchment area of highly regarded primary and secondary schools and is equally well placed for the surrounding motorway network and Manchester international airport.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Leaded effect double glazed/panelled hardwood front door set within an archway and matching surround. Space for hanging coats and jackets. Tiled floor.

#### ENTRANCE HALL

12'7" x 8'4" (3.84m x 2.54m)

Opaque leaded light/panelled hardwood door set within matching side-screens and transom light above. Turned spindle balustrade staircase to the first floor. Cornice. Picture rail. Dado rail. Radiator.

#### SITTING ROOM

17'2" x 16'2" (5.23m x 4.93m)

Recessed coal effect living flame gas fire with marble surround and matching hearth. Timber framed leaded effect double glazed bay window to the front/side. Timber framed leaded light window to the side. Four wall light points. Cornice. Picture rail. Two radiators.

#### DINING ROOM

17'1" x 14'1" (5.21m x 4.29m)

Timber framed leaded effect double glazed bay window to the front. Natural wood fireplace surround with decorative coal effect fire and marble conglomerate insert/hearth. Decorative ceiling moulding. Ceiling rose. Cornice. Radiator. Opaque glazed/panelled double opening bi-folding doors to:

#### BREAKFAST KITCHEN

21'5" x 13' (6.53m x 3.96m)

Fitted with a comprehensive range of contemporary in-frame wall and base units beneath Dekton work-surfaces/up-stands and undermount double bowl stainless steel sink with mixer tap. Substantial matching centre island with seating for five and power outlets. Matching dresser unit. Wide gas range cooker with five burners, electric heating plate, two ovens and grill beneath integrated twin retractable cooker hoods. Integrated fridge/freezer and dishwasher. Two PVCu double glazed windows to the rear. Amtico wood effect flooring. Recessed LED lighting. Cornice. Radiator.

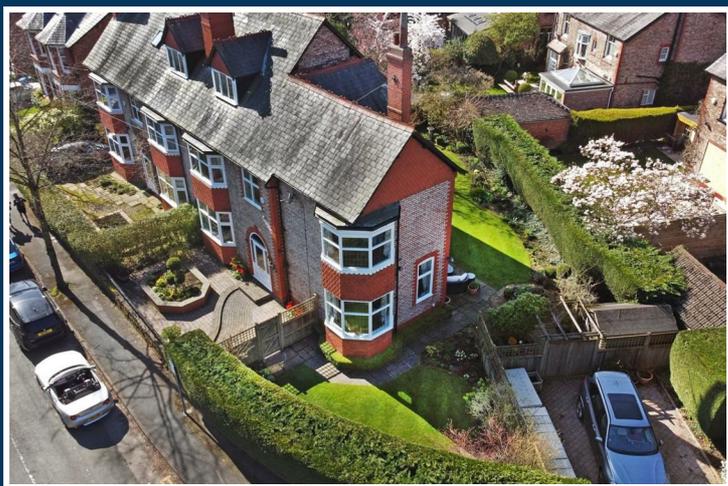
#### REAR HALLWAY

PVCu double glazed/panelled door to the rear terrace. PVCu double glazed window to the rear. Access to the basement. Tiled floor. Picture rail. Dado rail. Radiator.

#### CLOAKROOM/WC

White/chrome semi-recessed vanity wash basin with mixer tap and cantilevered WC with concealed cistern. PVCu opaque double glazed window to the side. Tiled floor. Panelled dado. Radiator.

#### BASEMENT



## STORAGE

Hallway with ample storage and two additional storage areas. PVCu opaque double glazed window to the side. Mosaic tile effect flooring. Recessed low-voltage lighting. Radiator.

## UTILITY ROOM

11'11" x 11'11" (3.63m x 3.63m)

Base units beneath heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap. Recess for a fridge, freezer and automatic washing machine. Space for a concealed tumble dryer. Floor standing boiler. PVCu opaque double glazed/panelled door set within matching side-screens to the rear. Mosaic tiled effect flooring. Recessed low-voltage lighting.

## WC

White/chrome wall mounted wash basin and low-level WC. PVCu opaque double glazed window to the rear. Mosaic tile effect flooring.

## FIRST FLOOR

### LANDING

18'11" x 8'4" (5.77m x 2.54m)

Turned spindle balustrade staircase to the second floor. Timber framed leaded light window to the front. PVCu leaded effect double glazed window to the rear. Picture rail. Dado rail. Radiator.

### BEDROOM ONE

17'2" x 16'2" (5.23m x 4.93m)

Recess for a double bed with fitted cupboards above and flanked by fitted wardrobes to both sides containing hanging rails and shelving. Window seat with storage beneath set within a timber framed leaded effect double glazed bay to the front/side. Recessed LED lighting cornice. Radiator.

### BEDROOM TWO

17'2" x 14'1" (5.23m x 4.29m)

Fitted with a six door range of wardrobes containing hanging rails, pedestal dressing table and matching cupboards above. Timber framed leaded effect double glazed bay window to the front. Cornice. Picture rail. Radiator.

### BEDROOM THREE

12'9" x 12'8" (3.89m x 3.86m)

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

### BATHROOM/WC

12'7" x 9' (3.84m x 2.74m)

Fitted with a traditional white/chrome suite comprising panelled bath with mixer and shower tap, pedestal wash basin with mixer tap, low-level WC and bidet with mixer tap all set within tiled surrounds. Tiled enclosure with thermostatic shower. PVCu opaque double glazed windows to the side and rear. Recessed LED lighting. Extractor fan. Cornice. Picture rail. Period style heated towel rail/radiator.

## SECOND FLOOR

### LANDING

Turned spindle balustrade. Concealed hot water tank. PVCu leaded effect double glazed window to the rear. Dado rail.

### BEDROOM FOUR

14'1" x 11'1" (4.29m x 3.38m)

PVCu leaded effect double glazed window to the front. Cornice. Radiator.

### BEDROOM FIVE

12'11" x 8'4" (3.94m x 2.54m)

Built-in wardrobe containing a hanging rail. PVCu double glazed window to the rear. Radiator.

### BATHROOM/WC

12'5" x 4'9" (3.78m x 1.45m)

Fitted with a traditional white suite comprising panelled bath with mixer/shower tap, pedestal wash basin and low-level WC. Tiled surrounds. PVCu opaque double glazed window to the side. Radiator.

## OUTSIDE

Landscaped gardens and wide driveway beyond remotely operated gates.

## 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

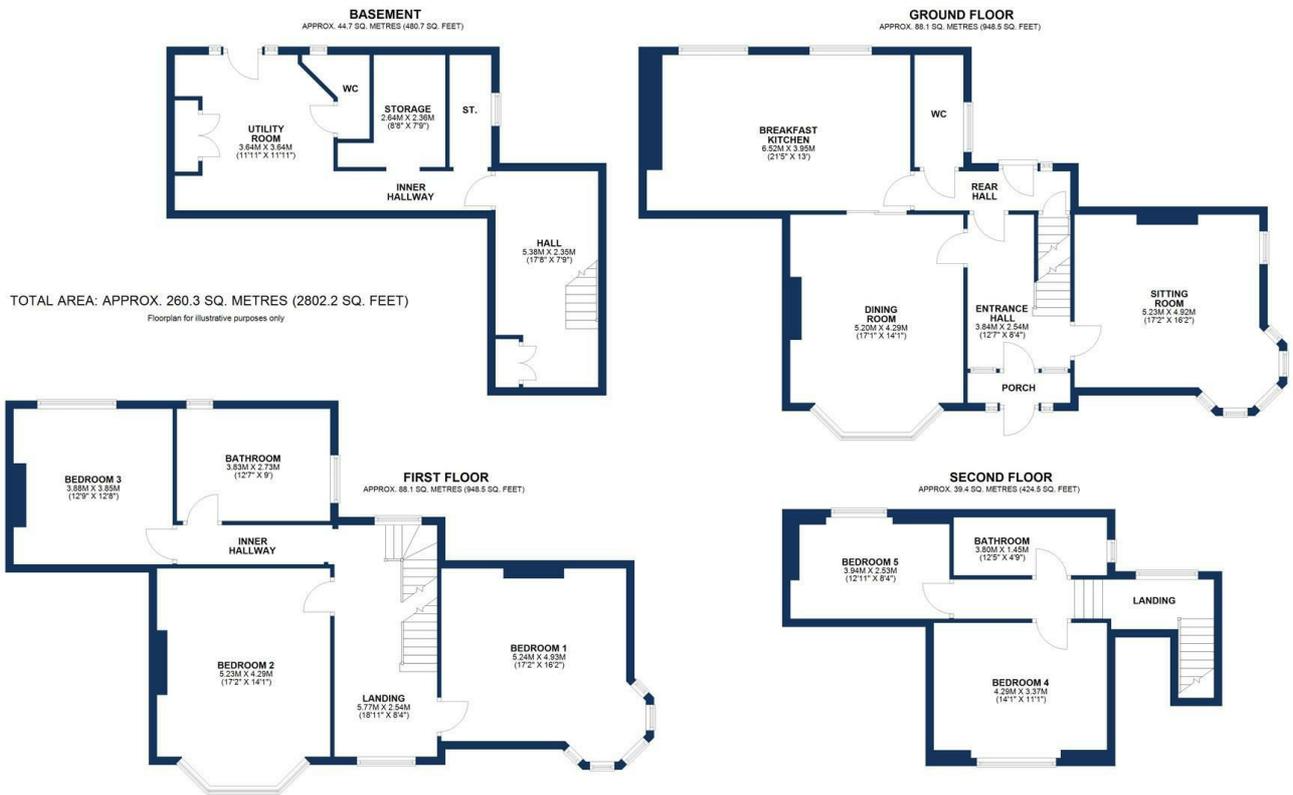
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## NOTE

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



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