



Arthog Road, Hale, WA15
Asking Price of £1,695,000



Property Features

- Five Bedroom Detached House
- Open-Plan Kitchen-Diner
- Fully Modernised Throughout
- Double Glazed Throughout
- Highly Sought-After Location
- Impressive Plot with Electric Gated Entrance
- Within Catchment of Trafford's Schools
- Chain Free Sale
- Completed To A High Specification
- Double Garage



Full Description

This grand five-bedroom detached property is situated on a highly sought-after road in Hale, offering luxury living in a prime location. Fully renovated in 2014, the house has been upgraded with modern plumbing and wiring, and finished to an exceptionally high standard, blending contemporary design with functional elegance. Upon entering, you are greeted by a spacious entrance hall that flows into an expansive open-plan kitchen and dining area, the heart of the home. The kitchen boasts high-end integrated appliances, sleek cabinetry, and a large central island, ideal for both casual meals and entertaining. The dining area offers ample space for a large table and benefits from natural light flooding through bi-fold doors that lead out to a beautifully landscaped garden. In addition to the open-plan living space, the property features two additional sitting rooms, providing versatility for formal gatherings or cozy family moments. A utility room, discreetly located off the kitchen, offers extra storage and functionality, perfect for day-to-day needs. Upstairs, the property offers five generously sized bedrooms, each designed with comfort in mind. The master bedroom includes an en-suite bathroom, finished to a luxurious standard with modern fixtures and fittings. The remaining bedrooms share well-appointed family bathrooms, featuring high-quality materials and finishes. Externally, the property boasts a double garage with ample space for parking and storage, and a driveway with room for additional vehicles. The renovation in 2014 has ensured that this home meets the demands of modern living while maintaining a timeless and elegant aesthetic throughout. This property represents a rare opportunity to acquire a prestigious home in one of Hale's most desirable locations.

ENTRANCE HALL

The entrance hall is accessed via the vestibule from the front drive, this space also allows access to the lounge, sitting room, kitchen-diner and downstairs WC. The entrance hall is fitted with wood effect Karndeian flooring; recessed spotlighting; and a sleek modern wood and steel staircase leading to the first-floor accommodation.

LIVING ROOM

31' 11" x 12' 3" (9.75m x 3.75m)

This spacious and inviting room is accessed via a solid oak door from the entrance hall, the dual aspect living room exudes both elegance and comfort. A large bi colour aluminium framed double-glazed bay window graces the front aspect, adorned with stylish Roman blinds that add a touch of sophistication while allowing ample natural light. At the rear, bi colour aluminium framed double-glazed French doors open seamlessly onto the garden, creating a fluid connection between indoor and outdoor living. The living room features underfloor heating and premium Karndeian flooring, combining beauty with durability, while recessed spotlighting adds a sleek, contemporary feel to the space. Thoughtfully designed for modern living, the room is equipped with discreetly placed television and telephone points, ensuring both functionality and aesthetic appeal.



OPEN-PLAN KITCHEN-DINER

32' 11" x 19' 0" (10.05m x 5.80m)

This luxurious open-plan kitchen-diner is an exquisite blend of modern innovation and sophisticated design, perfect for both everyday living and entertaining. The space is bathed in natural light, thanks to three bi colour aluminium framed double-glazed windows positioned to the rear and side aspects, as well as three large electric Velux windows that flood the room with sunshine throughout the day. At the heart of the design are bi-fold doors that seamlessly connect the indoors with the outdoors, leading out onto the garden. The windows and bi-fold doors are fitted with Smart Glass to allow for privacy at the touch of a button, by transforming the glazing from clear to opaque. The kitchen itself features solid Walnut base and eye-level storage units that provide ample storage, beautifully contrasted by sleek quartz worktops. The cabinetry is both functional and elegant, offering a timeless design that complements the space. Additionally, underfloor heating, luxurious Karndeian flooring, in-built wiring for surround sounds system, and recessed spotlighting enhance the overall warmth and durability of the area. The kitchen is equipped with state-of-the-art appliances, including an integrated double oven, a 6-ring gas hob, a built-in microwave, and a dishwasher. There's also a dedicated wine cooler and ample space for a large fridge-freezer to cater to all your needs.



SITTING ROOM

20' 4" x 11' 5" (6.22m x 3.50m)

Off the entrance hall, you will also find an additional lounge/reception room. This versatile space benefits from a large bi colour aluminium framed bay window to the front aspect, fitted with Roman blinds. The room features underfloor heating, Karndeian flooring, in-built wiring for surround sounds system, recessed spotlighting, and a television point, making it an ideal space for relaxation or entertaining.



UTILITY ROOM

17' 6" x 7' 4" (5.35m x 2.26m)

The utility room is located off the kitchen-diner via a solid oak door. It features underfloor heating, Karndeian flooring, recessed spotlighting, matching base-level storage units, and space for a washing machine and tumble dryer. Additionally, there is a recessed stainless steel sink with a chrome mixer tap. The room benefits from a rear aspect bi colour aluminium framed double-glazed window and provides access to the rear garden via a bi colour aluminium framed door with smart glass inserts.



DOWNSTAIRS WC

6' 5" x 4' 11" (1.96m x 1.50m)

Located off the entrance hall, the conveniently placed downstairs WC offers both practicality and style. A bi colour aluminium framed double-glazed frosted glass window to the rear aspect ensures privacy while allowing natural light to filter through. The room is equipped with underfloor heating, complemented by sleek Karndeian flooring for a modern finish and features a heated towel rail, a low-level WC and a stylish glass hand wash basin, complete with a motion-sensor chrome mixer tap for a touch of modern convenience. Additional storage beneath the basin adds to the functionality of this well-designed space.



MASTER BEDROOM

21' 3" x 12' 3" (6.50m x 3.75m)

The master bedroom is a spacious and impressive room with large bi colour aluminium framed double-glazed bay windows overlooking the front garden. It features carpeted flooring, recessed spotlighting, two modern double-panelled radiators, and built-in wardrobes with plenty of storage space, as well as access to the ensuite bathroom.



ENSUITE

9' 10" x 8' 6" (3.00m x 2.60m)

The ensuite bathroom features a bi colour aluminium framed double-glazed frosted glass window overlooking the rear of the property, providing privacy and natural light. It is elegantly designed with tiled flooring and fully tiled walls. The space includes a low-level WC, a hand wash basin with convenient storage underneath, and a matching eye level cabinet with integrated mirror. Additionally, there's a sleek tile-panelled bathtub and a wall-mounted chrome heated towel rail for added comfort. An extractor fan, and a luxurious walk-in shower cubicle with a chrome thermostatic shower system completes this well-appointed bathroom.



BEDROOM TWO

16' 2" x 16' 0" (4.95m x 4.90m)

The second double bedroom, located off the first-floor landing, benefits from double-glazed bi colour aluminium framed bay windows to the front aspect, fitted with Roman blinds. This bedroom features carpeted flooring, recessed spotlighting, two modern double-panelled radiators, as well as built-in wardrobes and a built-in desk for added convenience.



BEDROOM THREE

16' 0" x 12' 11" (4.90m x 3.95m)

The third double bedroom, located off the first-floor landing, benefits from a double-glazed bi colour aluminium framed window to the front aspect, fitted with Roman blinds. This bedroom features carpeted flooring, two pendant light fittings, a modern double-panelled radiator. This room also features built-in wardrobes and a built-in desk for added convenience.



BEDROOM FOUR

16' 0" x 10' 8" (4.90m x 3.27m)

The fourth bedroom, located off the first-floor landing, benefits from a double-glazed bi colour aluminium framed window to the rear aspect, fitted with Roman blinds. This bedroom features carpeted flooring, a pendant light fitting, and a modern double-panelled radiator, and built-in wardrobes.



BEDROOM FIVE

11' 6" x 10' 8" (3.53m x 3.27m)

Bedroom Five, located off the first-floor landing, benefits from a double-glazed bi colour aluminium framed window to the rear aspect, fitted with Roman blinds. This bedroom also features carpeted flooring, a pendant light fitting, and a modern double-panelled radiator, and built-in wardrobes.



BATHROOM

9' 10" x 5' 11" (3.00m x 1.82m)

The family bathroom is conveniently located off the first-floor landing and boasts a bi colour aluminium framed double-glazed frosted glass window that overlooks the rear of the property, ensuring both privacy and natural light. Elegantly designed, the bathroom features stylish tiled flooring and fully tiled walls. It includes a low-level WC, a sleek wall-mounted hand wash basin, and a tile-panelled bathtub equipped with a chrome thermostatic shower system overhead. Additional amenities include a wall-mounted chrome heated towel rail and an efficient extractor fan.



DOUBLE GARAGE

18' 7" x 16' 9" (5.68m x 5.13m)

The spacious double garage can be accessed from the front of the property or through a convenient door from the utility room. This ample space comfortably accommodates two vehicles and offers an ideal solution for additional storage needs.

EXTERNAL

To the front of the property one can access the front garden and driveway via double electric gates, the front garden is enclosed to the front aspect by a stone wall, which is flanked by mature trees and shrubs, offering ample privacy to all sides. The front garden is largely laid to lawn and the paved drive allows ample space to park five vehicles off road. From the front drive one can access the double garage, front entrance door and via a wrought iron gate the rear of the property. The front drive is fitted with recessed up lighting, there are also recessed lights in the gate posts and downlights over the covered storm porch to the main entrance and garage.

To the rear of the property, one will find a low-maintenance and very private rear garden. The rear garden is largely laid to lawn, with a paved patio area adjacent to the house, with discrete external downlighters.

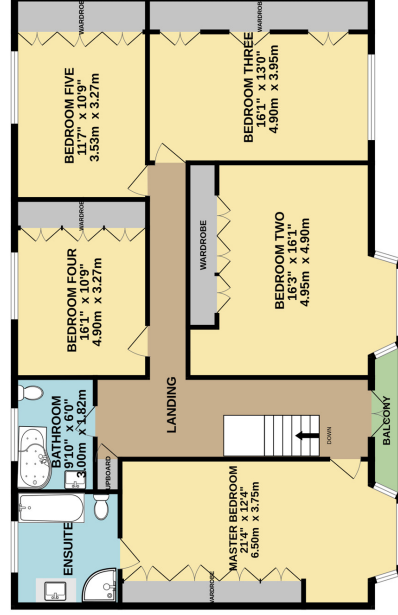
The rear garden is surrounded on three sides by mature trees and hedging to allow plenty of privacy and is fitted with an external tap. The rear garden can be accessed via double doors from the kitchen-diner and lounge, as well as a door leading from the utility room.



GROUND FLOOR
1781 sq.ft. (165.4 sq.m.) approx.



1ST FLOOR
1474 sq.ft. (137.0 sq.m.) approx.



TOTAL FLOOR AREA : 3255 sq.ft. (302.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. All measurements are taken to the face of the walls and doors unless stated to the contrary. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	62 D
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. Is this property sold freehold or leasehold?** The property is sold freehold.
- 2. When was the property constructed?** We believe this property was built in the 1970s.
- 3. Has the current owner carried out any major work on this property?** Yes, the current owner had the whole property taken back to brick in 2014. The house has been fully re-wired and re-plumbed. The central heating radiators and boiler were newly installed and the kitchen-diner was extended to the rear; the front exterior was re-modelled with the addition of a bay windows. The windows have been replaced throughout, including Smart Glass windows from the kitchen-diner and utility room; the property has a new roof; the roof has been insulated and lined; the doors have been replaced; the property was also fitted with water underfloor heating throughout the ground floor.
- 4. How much is the council tax for this property?** The property is located in Trafford Council and is a band G, which is currently £3,284.78 per annum. Some discounts are available.
- 5. How large is the property internally?** Based on our measurements, the property is 3255 square feet, or 304 square meters.
- 6. Is the current owner looking to purchase onwards?** No, the property is sold chain free, the current owner will be moving overseas.
- 7. What are the current owners favourite aspects of this property?** The current owner has advised that he most enjoys the generous drive and privacy to all sides; the large master bedroom, with ample wardrobe space and en suite; and the fabulous entertaining space offered by the kitchen-diner.
- 8. How much are the utility bills on this property?** The current owner has advised the combined utility costs are around £400 pcm at present. Of course these costs will vary depending on the size of your family and usage.
- 9. Have the boiler and electrics been tested recently?** The owner has advised that the electrics have been checked in October 2024 and the boiler is serviced every 12 months.