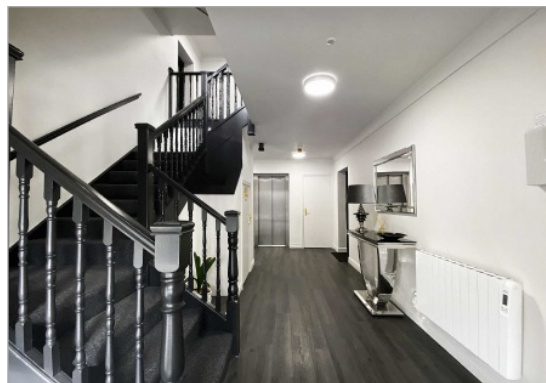


6 EAGLE LODGE, 19 HARROP ROAD, HALE



£580,000



A Luxurious Top Floor Apartment Within This Exclusive Development

A luxurious top floor apartment within this exclusive development within walking distance of Hale village. The accommodation briefly comprises elegant communal reception area with staircase and lift to all floors, superb sitting/dining room with French windows opening onto the southerly facing Juliet balcony, contemporary fitted breakfast kitchen with integrated appliances, master bedroom with fitted furniture and en suite, further double bedroom with built-in wardrobes and bathroom/WC with separate shower enclosure. Garage and parking space. GCH and PVCu DG. Secluded landscaped grounds.

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DIRECTIONS

POSTCODE: WA15 9DA

Travelling from our Hale office through the village pass Westgate, Leigh Road, Cambridge Road and Murieston Road and turn next left (with St Peters Church on the corner) into Harrop Road. Follow the road up the hill, pass Belmont Road and Leicester Road on the left and Eagle Lodge can be found immediately on the left.

DESCRIPTION

Eagle Lodge is a small exclusive development of six apartments standing within mature landscaped grounds which incorporate well tended borders and a paved seating area. This top floor apartment enjoys commanding views toward the impressive skyline of Manchester and undulating hills of the West Pennines.

Approached through a tastefully appointed reception area with both lift and staircase to all floors the interior is exceptional containing wonderful living space within, in particular the main reception room 24 feet in length featuring an elegant fireplace and with double opening French windows onto the southerly facing Juliet balcony. The adjacent kitchen is fitted with a comprehensive range of contemporary high gloss units together with integrated appliances and a peninsula breakfast bar. To the rear of the apartment is the beautiful master suite with a range of quality fitted furniture and a stunning en suite shower room/WC. There is a further double bedroom with superb built-in wardrobes and modern bathroom/WC complete with separate shower enclosure.

Importantly there is extensive storage provided and unusually there is space within for a laundry area.

Externally the garage has been fitted with a remotely operated up and over door and there is also a separate reserved parking space.

The location is ideal being within half a mile of the village of Hale with its range of fashionable restaurants, individual shops, wine bars and railway station. A little further is the market town of Altrincham with its highly popular Market Hall containing a variety of independent retailers and informal dining options and the Metrolink station provides a commuter service into Manchester.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Superbly presented and decorated with a turned spindle balustrade staircase to one side and passenger lift to all floors.

SECOND FLOOR

LANDING

Storage cupboard.

PRIVATE ENTRANCE HALL

An L-shaped hallway approached through a hardwood panelled door. Deep storage cupboard housing the wall mounted gas central heating boiler and space for an automatic washing machine plus laundry. Additional storage cupboard with shelving and space for a tumble dryer. Recessed LED lighting. Wall light point. Coved cornice. Concealed radiator. Radiator. Double opening glazed doors to:

SITTING/DINING ROOM 24' x 21'4" (7.32m x 6.50m)

A spacious living room with a dual aspect and the focal point of an attractive marble fireplace surround with inset log/flame effect electric fire flanked by a fitted dresser to chimney breast recess. Ample space for seating and a dining suite. Double opening French windows set within matching PVCu double glazed side-screens to the Juliet balcony with wrought iron balustrade. PVCu double glazed windows to both sides. Oak effect laminate wood flooring. Recessed LED lighting. Coved cornice. Wall mounted electric heater. Two covered radiators.



BREAKFAST KITCHEN
15'9" x 8'6" (4.80m x 2.59m)

Fitted with a range of contemporary high gloss wall and base units beneath quartz work surfaces/up-stands and inset 1½ bowl stainless steel sink with Quooker instant hot water tap. Matching peninsula breakfast bar. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, five ring gas hob with glass splash-back and chimney cooker hood above and dishwasher. Recess for an American style fridge/freezer. PVCu double glazed window to the side. Luxury vinyl wood effect flooring. Contemporary vertical radiator.

BEDROOM ONE
14'7" x 13'3" (4.45m x 4.04m)

An excellent master bedroom with a range of beautiful fitted furniture including wardrobes containing double hanging rails and shelving and pedestal dressing table with provision for a wall mounted flat screen television and recessed lighting above. Far reaching views through a PVCu double glazed window. Coved cornice. Radiator.

EN SUITE SHOWER ROOM/WC
11' x 5'9" (3.35m x 1.75m)

Well appointed with a white/chrome twin vanity wash basin and low level WC with concealed cistern. Wide walk-in shower with thermostatic rain shower and hand held attachment. Tiled walls and floor. Recessed LED lighting. Shaver point. Extractor fan. Heated towel rail.

BEDROOM TWO
13'2" x 12' (4.01m x 3.66m)

A further double bedroom overlooking the tree lined communal gardens through a PVCu double glazed window. Contemporary built-in wardrobes with sliding doors to two sides. Coved cornice. Radiator.

BATHROOM/WC
9' x 7'7" (2.74m x 2.31m)

Well appointed and fitted with a white/chrome suite comprising panelled bath with mixer/shower tap, circular counter top vanity wash basin with mixer tap and low level WC all set within tiled surrounds. Separate tiled shower enclosure with thermostatic rain shower plus hand held attachment. Tiled floor. Recessed low voltage lighting. Shaver point. Extractor fan. Chrome heated towel rail.

OUTSIDE

GARAGE

Remotely operated up and over door. Light and power.

Resident and visitor parking

SERVICES

All main services are connected.

POSSESSION

Vacant possession on completion.

TENURE

We are informed the property is held on a Leasehold basis although not subject to a Ground Rent Charge. This should be verified by your solicitor.

SERVICE CHARGE

We understand there is currently a service charge of £275.00 per calendar month which includes heating, lighting and cleaning of common parts, window cleaning, maintenance of the grounds and buildings insurance. Full details will be provided by our clients solicitor.

COUNCIL TAX

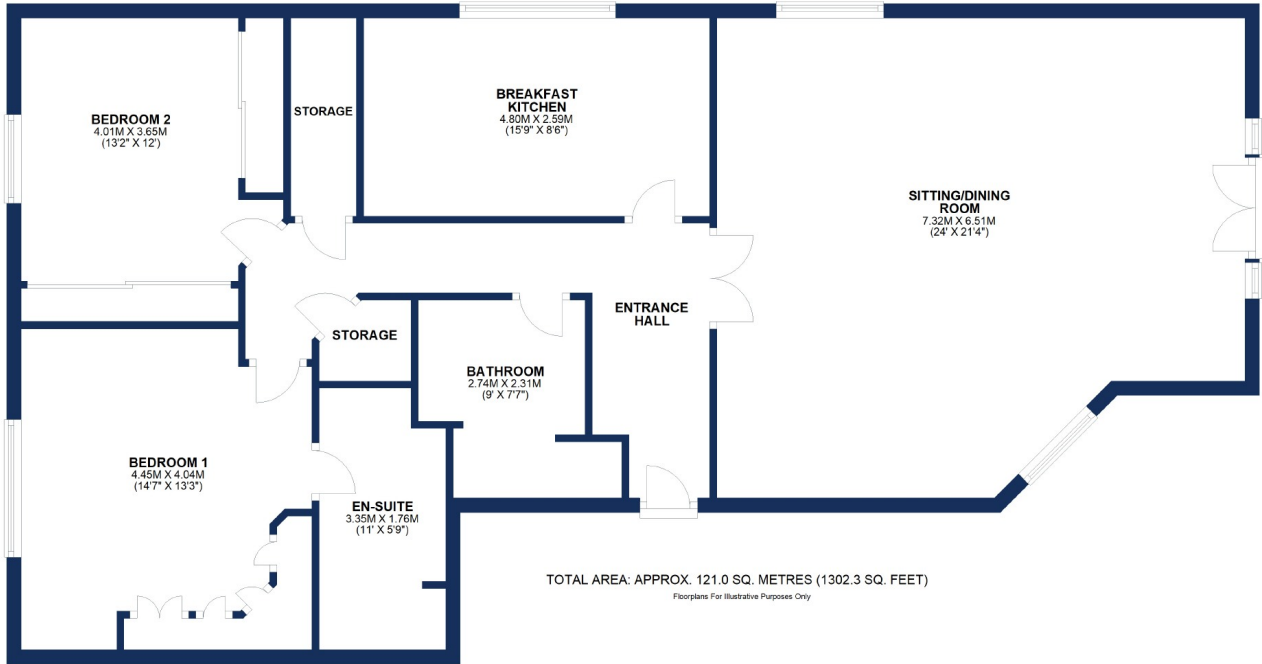
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NOTE

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



SECOND FLOOR
APPROX. 121.0 SQ. METRES (1302.3 SQ. FEET)



VIEWING

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



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