

**2 WOODLEA, ALTRINCHAM**



Offers over £700,000



**An Extended Modern Detached Family House With Exceptional Open Plan Living Space**

\*\*\*NO ONWARD CHAIN\*\*\*An extended modern detached family house forming part of an attractive development in a sought after residential location, within easy reach of Hale village and Altrincham town centre. The superbly presented accommodation briefly comprises recessed porch, entrance hall, spacious open plan living with stunning fitted kitchen and bi-folding windows to the rear terrace, utility room/WC, study/store, master bedroom with dressing area and en suite shower room/WC, three further bedrooms and family bathroom/WC. Gas fired central heating and double glazing. Integral garage. Off road parking.

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## DIRECTIONS

**POSTCODE: WA15 8WH**

Travelling from our Hale office through the village and turn left onto Westgate. Bear right into Broomfield Lane and at the junction with Hale Road continue straight over into Queens Road. At the crossroads proceed straight on into the continuation of Queens Road and at the junction turn left into Moss Lane. At the roundabout take the second exit, follow Welman Way, turn second left into Pinelea and first left into Woodlea where this property can be found almost immediately on the right.

## DESCRIPTION

Hale Brook Green is a development constructed by Wimpey Homes in 2004 and includes varying properties of attractive design standing in delightful gardens set within mature surroundings. The location is ideal being approximately half a mile distant from both the vibrant village of Hale and Altrincham town centre with its highly popular Market Quarter containing a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. Importantly the property lies within the catchment area of highly regarded primary and secondary schools. In addition, approximately three hundred yards in a westerly direction is Stamford Park with tennis courts and recreation areas.

Positioned within a quiet cul de sac this extended and re-planned modern detached family house is spacious throughout, incorporating contemporary style fittings with tasteful decor and needs to be seen to be appreciated. The entrance hall features hardwood flooring which continues into the superb open plan living space with the focal point of a remotely operated gas fire set upon a stone hearth. Positioned to the rear and forming part of the extension a stunning dining kitchen with quartz work surfaces, matching centre island and high specification appliances offers a seamless transition to the terrace through bi-folding windows. There is an adjacent utility room/WC and a study/store room which may prove invaluable for those who choose to work from home.

At first floor level the well proportioned master bedroom benefits from a dressing area with built-in wardrobes and en suite shower room/WC. There is a further double bedroom and two excellent single bedrooms with fitted wardrobes served by the modern family bathroom/WC complete with separate shower enclosure.

Gas fired central heating has been installed together with underfloor heating to the dining kitchen and double glazing throughout.

Externally the beautiful landscaped rear gardens are tree lined to create a high degree of privacy and incorporate a full width raised terrace which is ideal for entertaining during the summer months. An artificial lawn is flanked by a decked walkway which provides access to an additional terrace with space for a masonry barbeque and separate area ideal for a luxury hot-tub. To the front of the property there is off road parking for two vehicles with remotely operated integral garage beyond.

## ACCOMMODATION: GROUND FLOOR

### RECESSED PORCH

### ENTRANCE HALL

Approached beyond an opaque glazed/panelled hardwood front door. Staircase to the first floor. Cloaks cupboard with ample space for coats, jackets and shoes. Recessed LED lighting. Covered radiator. Opaque glass pocket door to:

### OPEN PLAN LIVING/DINING KITCHEN 31'7" x 25'8" (9.63m x 7.82m)

Planned to incorporate:

### LIVING AREA

With the focal point of a recessed remotely operated living flame gas fire set upon a stone hearth with media units below. Double glazed window to the front. Hardwood flooring. Recessed LED lighting. Covered radiator.

### DINING KITCHEN

Fitted with a range of high gloss grey handle-less wall and base units beneath contrasting quartz work surfaces/up-stands and inset stainless steel sink with professional style mixer tap and double glazed window overlooking the gardens. Matching centre island with glass peninsula breakfast bar and integrated Miele five ring gas hob and retractable De Dietrich downdraft extractor hood. Additional integrated appliances include a De Dietrich fan oven/grill with matching microwave above, Neff dishwasher and full size wine cooler. Recess for an American style fridge/freezer. Ample space for a dining suite beneath four velux windows. Bi-folding windows to the rear terrace. Tall double glazed picture window to the side. Large format tiled floor with underfloor heating. Recessed LED lighting. Designer vertical chrome radiator.



**UTILITY ROOM/WC**  
**11'3" x 8'2" (3.43m x 2.49m)**

With the continuation of the kitchen units. Quartz effect heat resistant work surfaces/up-stands and inset stainless sink with mixer tap. Concealed recess for an automatic washing machine and tumble dryer. Tiled floor. Recessed LED lighting. Extractor fan. Radiator.

**STUDY/STORE ROOM**

A full length room with fitted desk beneath a double glazed window to the rear. Storage units and shelving. Two velux windows. Tiled floor. Recessed LED lighting. Radiator.

**FIRST FLOOR**

**LANDING**

Turned spindle balustrade. Airing cupboard with hanging rail and also housing the thermal storage system. Recessed LED lighting. Covered radiator.

**BEDROOM ONE**  
**20'1" x 14'3" (6.12m x 4.34m)**

An excellent master bedroom with two double glazed windows to the front. Dressing area with built-in wardrobes containing double hanging rails and shelving. Recessed LED lighting. Two radiators.

**EN SUITE SHOWER ROOM/WC**  
**6'3" x 5'6" (1.91m x 1.68m)**

Wide tiled enclosure with thermostatic shower. White/chrome pedestal wash basin with mixer tap and low level WC all set within tiled surrounds. Opaque double glazed window to the side. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

**BEDROOM TWO**  
**13'9" x 8'11" (4.19m x 2.72m)**

A further double bedroom with double glazed window to the rear. Radiator.

**BEDROOM THREE**  
**9'4" x 8'1" (2.84m x 2.46m)**

Fitted wardrobes containing hanging rails and shelving. Double glazed window to the rear. Radiator.

**BEDROOM FOUR**  
**9'4" x 8'3" (2.84m x 2.51m)**

Fitted wardrobes containing hanging rails and shelving. Double glazed window to the rear. Radiator.

**FAMILY BATHROOM/WC**  
**8' x 7' (2.44m x 2.13m)**

Fitted with a white/chrome suite comprising panelled bath with mixer tap plus shower attachment, pedestal wash basin with mixer tap and low level WC. Separate tiled enclosure with thermostatic shower. Opaque double glazed window to the side. Partially tiled walls. Tiled floor. Recessed LED lighting. Radiator.

**OUTSIDE**

**INTEGRAL GARAGE**  
**18'7" x 8'6" (5.66m x 2.59m)**

Remotely operated roller door. Light and power. Wall mounted gas central heating boiler.

**SERVICES**

All main services are connected.

**POSSESSION**

Vacant possession on completion.

**TENURE**

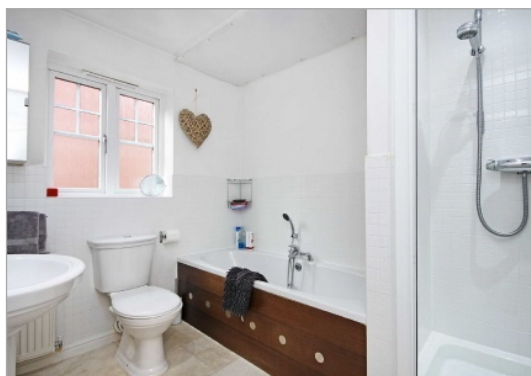
We are informed the property is Freehold. This should be verified by your solicitor.

**COUNCIL TAX**

Band "F"

**NOTE**

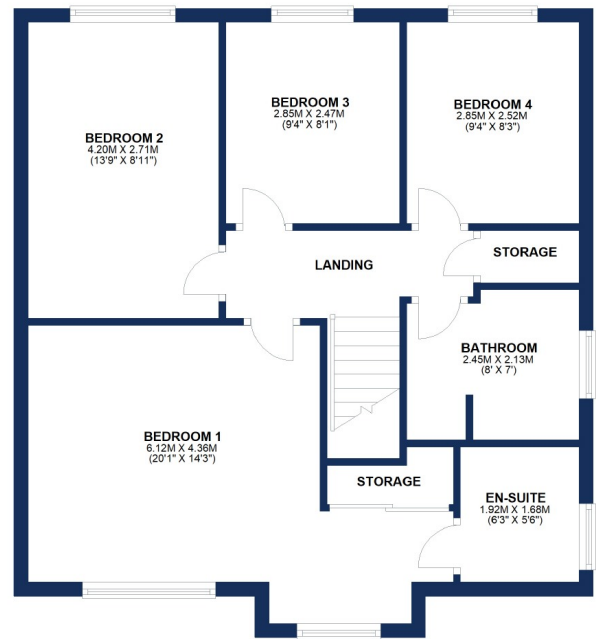
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



**GROUND FLOOR**  
APPROX. 86.0 SQ. METRES (925.7 SQ. FEET)



**FIRST FLOOR**  
APPROX. 63.3 SQ. METRES (681.1 SQ. FEET)



TOTAL AREA: APPROX. 149.3 SQ. METRES (1606.8 SQ. FEET)  
Floorplans For Illustrative Purposes Only

**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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