



OLLERBARROW ROAD
HALE

OFFERS OVER
£1,700,000

 6 BEDROOMS

 3 BATHROOMS

 5 RECEPTIONS

 EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS

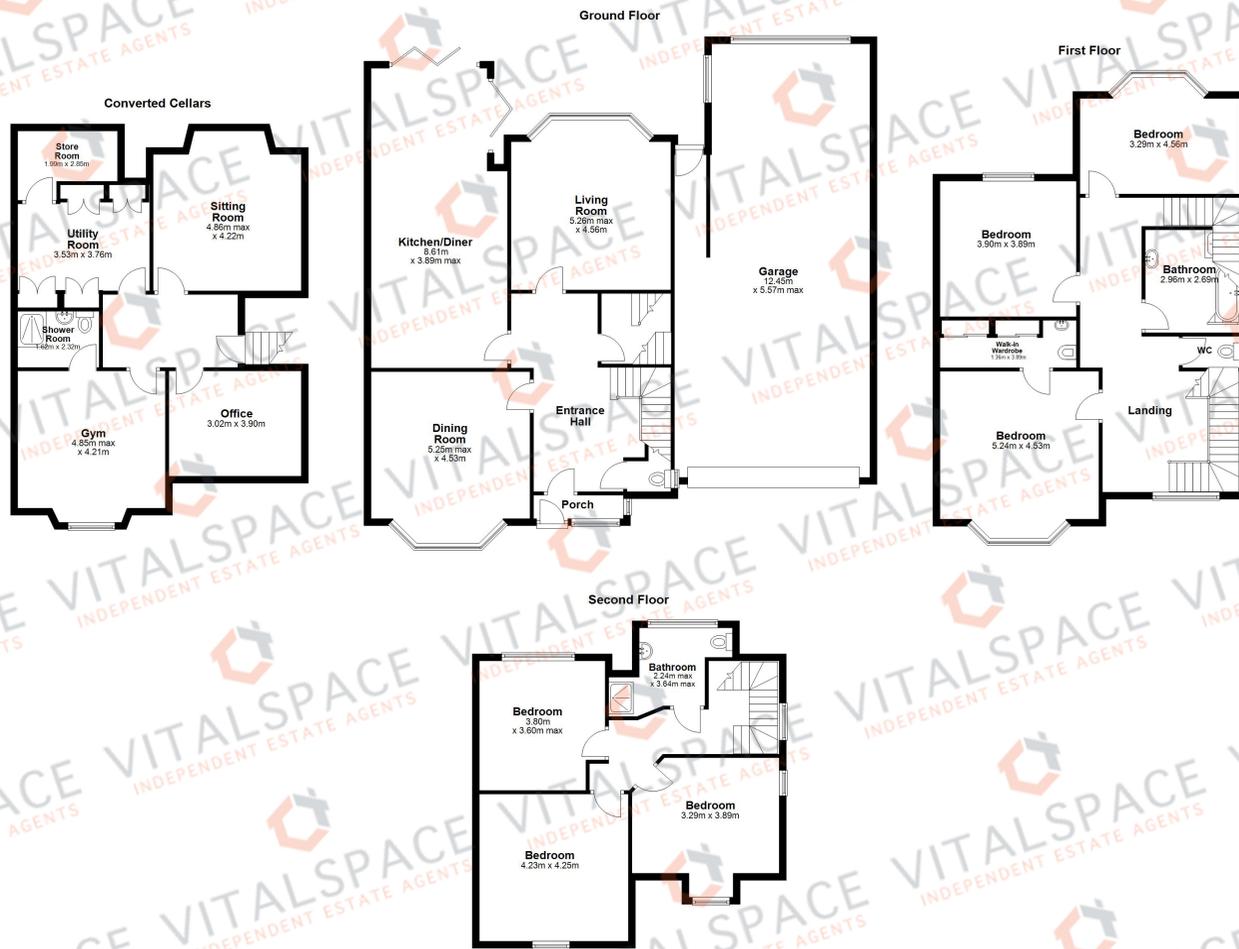


Ollerbarrow Road, Hale, WA15 9PW

A beautifully presented and generously proportioned Victorian semi detached family residence, thoughtfully and comprehensively enhanced by the current owners. Improvements include a professional cellar conversion and an impressive kitchen extension, creating outstanding family living space extending to approximately 330sqm/3553sqft. Occupying a prime position on one of Hale's most sought-after roads, the property is just a short stroll from Hale Village, renowned for its boutique shops, stylish restaurants, wine bars and train station, and falls within the catchment area for Altrincham Boys' and Girls' Grammar Schools. Retaining a wealth of period charm, the home showcases original and enhanced features including attractive leaded windows, high corniced ceilings, feature fireplaces and an elegant spindle balustrade staircase. The spacious and versatile accommodation includes three reception rooms to the ground floor, centred around a stunning open-plan breakfast kitchen that flows seamlessly into a vaulted breakfast room with bi-folding doors opening onto the beautifully landscaped, west-facing rear garden. The converted cellars, with impressive 2.8 metre ceiling heights, provide exceptional additional living space and are currently utilised as a home office, sitting room and gym. A utility room and store further complement this level. Arranged over the first and second floors are six well proportioned bedrooms, served by two bathrooms, including a superb principal suite with walk-in dressing area. Externally, the property occupies a substantial plot. A block paved driveway provides off road parking for multiple vehicles and leads to an attached six car brick built garage with scope to be converted into a garden room subject to any necessary planning consent. The rear garden is a particular highlight, predominantly laid to lawn and framed by mature trees, shrubs and established planting to all three boundaries, offering both privacy and an attractive backdrop rarely found in Victorian homes. Combining timeless character with modern family living, this exceptional home offers both space and style in equal measure. Ideally positioned within easy reach of Hale Village, highly regarded primary and secondary schools, the motorway network and Manchester International Airport. For further information or to arrange an internal viewing, please contact VitalSpace Estate Agents.







Features

- Six double bedrooms
- Victorian semi detached
- Stunning landscaped gardens
- 330 Sqm / 3553 Sqft
- Arranged over four floors
- Walking Distance To Hale Village
- Catchment for the areas finest schools
- Professionally converted cellars
- Six car brick garage
- Open plan breakfast kitchen

Frequently Asked Questions

How long have you owned the property for? 26 years

Has the roof last replaced? Re-slatted

How old is the boiler and when was it last inspected? Gas central heating

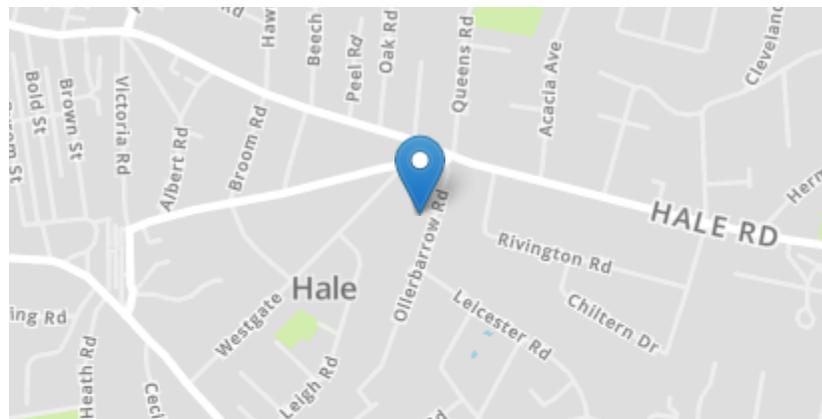
When was the property last rewired? Yes, Circa 20 years ago

Which way does the garden face? South West facing rear garden

Are there any extensions and if so when were they built? Yes, 25 years ago

Reasons for sale of property? Downsize

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