



'Copperbeeches' 241 Ashley Road  
Hale WA15 9NE



£1,175,000

213 Ashley Road, Hale, WA15 9TB  
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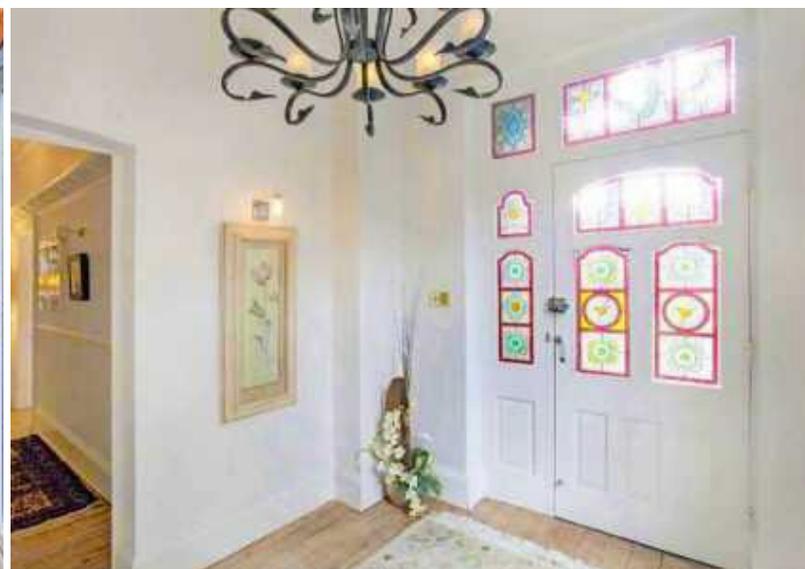
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**THORNLEY  
GROVES**



- A Substantial Period Home
- On the Fringe of Hale Village
- Large Entrance Hall
- 3 Reception Rooms
- Dining Kitchen
- 7 Bedrooms & 3 Bathrooms
- Basements
- Secure Gated Entrance
- Lawned Gardens



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This handsome period property lies within a stroll of the shops, restaurants and train station in Hale Village. The property has been remodelled and refurbished in recent years and offers spacious and extremely versatile accommodation that extends to around 4250 sq ft. Whilst it has been modernised, it still retains a wealth of striking original features. The living accommodation includes three reception rooms and a large dining kitchen. There are seven excellent sized bedrooms arranged over the first and second floors that are served by three bath/shower rooms. The property has full basements that could, subject to the necessary consents, be converted to create additional living/bedroom accommodation. The property is approached via wrought iron electric gates and provides secure parking for several vehicles. To the front of the property there is a private lawned garden with additional patio space to the rear. This is a truly impressive family home in a sought after and convenient setting. Contact [stuart.howe@thornleygroves.co.uk](mailto:stuart.howe@thornleygroves.co.uk) for more information.



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The property is situated within Hale Village which is one of the most sought after genuine villages in South Manchester providing a range of shops catering for all everyday needs together with many restaurants and bars. Nearby Altrincham town centre houses many of the larger store chains and has a thriving market scene that has won national acclaim. Both centres are lively places to visit in the evening as well as during the day. Schooling for children of all ages and denominations, both in the state and private sector, is very well provided for locally, as are recreational facilities. For the commuter, easy access is gained to all of the surrounding commercial centres via the first class road and rail network, including the recently extended Metrolink tram system which has high frequency services into Manchester and beyond throughout the week from Altrincham train station.



## ON THE GROUND FLOOR, THE ACCOMMODATION COMPRISES:

### ENTRANCE PORCH

Canopied porch with decorative oak beams and discreet inset lighting. Stone steps leading to:

### ENTRANCE VESTIBULE

A recent addition to the property with attractive stained glass and leaded windows and a hardwood door with matching window panes. Stripped wood flooring. Window to the side elevation. Door to:

### ENTRANCE HALL

Spindled balustrade staircase leading to the first floor. Stripped and stained wood flooring. Deep corniced ceiling, dado and picture rail. Original heavy panelled doors lead to the ground and lower ground accommodation. Two radiators. Telephone point

### CLOAKS/WC

Obscured leaded window. Low level WC. Wash hand basin. Stripped and stained wood flooring. Worcester gas central heating boiler.

### LIVING ROOM

Large three angled bay window with leaded decorative panes. Feature period fireplace with timber surround and open grate fire on a tiled hearth. Stripped timber flooring. Deep corniced beamed ceiling and dado rail surround. Two radiators

### DINING ROOM

10' corniced ceiling. Large picture window with decorative leaded design. Pillared timber fireplace surround with inset tiled and polished fireplace set on a tiled hearth. Stripped and stained wood flooring. Picture rail surround. Two radiators. TV point. Door to:



## FAMILY ROOM/GAMES ROOM

Double glazed windows. Double glazed doors to the rear patio. Ceiling downlighters

## KITCHEN

Stylish and well appointed with a range of oak laminate units. Inset 1½ bowl stainless steel sink. Space for freestanding range oven with canopied extractor hood above. Integrated dishwasher. Built-in dresser unit with plate rack, shelves and cupboards. Glass fronted display cabinets and built-in wine rack. Ceramic tiled flooring. Ceiling downlighters. uPVC double glazed window. uPVC double glazed door. Opening to:

## BREAKFAST ROOM

Floor to ceiling cupboards with timber panelled doors. Feature period style fireplace with open grate fire. Ceramic tiling to the floor. Radiator.

## ON THE FIRST FLOOR, THE ACCOMMODATION COMPRISES:

### BEDROOM ONE

Large feature window with opaque leaded lights. Period fireplace. Range of floor to ceiling wardrobes with shelving and hanging space. Radiator. Telephone point.

### EN-SUITE SHOWER ROOM

Recently added and creating what is now a fine master suite, a stylish shower room with white Rocca low level WC. Wall mounted sink with cupboards beneath. Bidet. Fully tiled walk-in shower with overhead rain head shower. Underfloor heating. Wall mounted lighting. Contemporary ladder radiator. Obscured window with leaded design.

### BEDROOM TWO

Arched feature window. Period fireplace. Radiator. Telephone point. Opening to:

### STUDY/POTENTIAL EN-SUITE

Another recent addition, this room has the plumbing in place to create an en-suite shower room, but is currently being used as an office/study. Windows.

### BEDROOM THREE

Period cast iron fireplace. Sash window. Radiator.

### BATHROOM

Two opaque leaded double glazed windows. White period style suite comprising Whirlpool and spa bath. Twin wash basins with vanity unit surround and cupboards beneath. Ceramic splash back tiling to walls and floor. Wood laminate flooring. Ceiling downlighters.

### WC

Low level WC. Window.

## ON THE SECOND FLOOR, THE ACCOMMODATION COMPRISES:

### SHOWER ROOM

Recently installed, fully tiled shower room with a well appointed, stylish suite comprising wall mounted WC and bidet. Wash hand basin with contemporary mixer tap. Walk-in steam power shower. Ceiling downlighters.

## BEDROOM FOUR

An excellent top floor bedroom with sash window. Original cast iron feature fireplace.

## BEDROOM FIVE

With sloping but not restrictive ceiling. Velux skylight window. Cast iron fireplace. Radiator.

## BEDROOM SIX

Sash window. Period cast iron fireplace. Radiator.

## BEDROOM SEVEN

Dormer style window. Radiator.

## ON THE LOWER GROUND FLOOR, THE ACCOMMODATION COMPRISES:

### HALLWAY

Accessed from a flight of stairs off the hallway, the basements are a good size and have additional direct external access from the side of the property. Subject to the necessary consents, the basements could be converted to create a granny flat/annexe for a dependant relative. Wood laminate flooring. Ceiling downlighters. Two storerooms.

### ROOM ONE

UPVC double glazed window. Cupboards housing gas and electric meters.

### UTILITY ROOM

UPVC double glazed window. uPVC double glazed door leading to the side of the property. Built-in base units. Space and plumbing for washing machine and drier. Inset sink with mixer tap. Radiator.

### BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment. Wash hand basin. Low level WC. Half height splash back tiled walls.

## GENERAL DESCRIPTION OUTSIDE

Accessed via secure wrought iron electric gates, there is a large brick set driveway which provides parking for several vehicles. The driveway is fringed by tree lined borders and opens onto a large lawned area with mature hedging and trees. Continuing down the side of the property, the driveway leads to a stairwell which leads down to the basement rooms and could provide a separate means of access to that level - ideal if the basement were converted to from an annexe. To the rear, there is a highly private brickset patio area with well kept and well stocked borders and timber panel fencing.

## TENURE & COUNCIL TAX

This property is (VENDOR PLEASE CONFIRM)

- freehold and free from chief rent
  - freehold with a nominal chief rent
  - long leasehold, the residue of 999 years with a ground rent of £..... Pa
- and is in the Trafford Borough, Council tax - Band G (£2,343.04 pa).

## SPECIAL NOTE:

The vendor has not approved these details. These details are in draft format only. Thornley Groves are not responsible for any errors within these details.



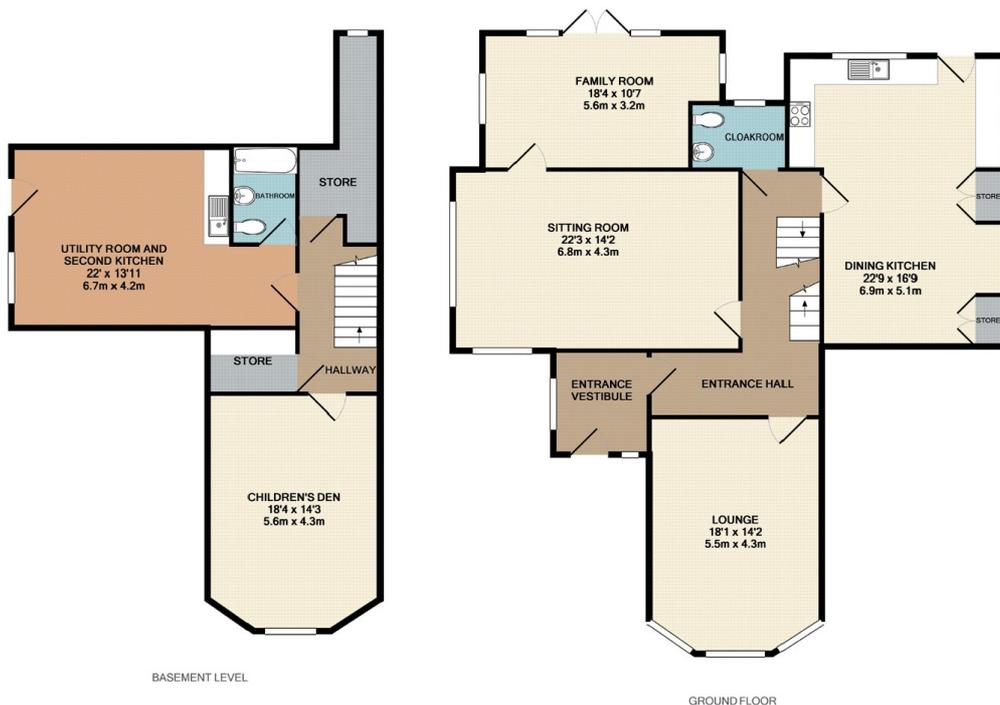


### Directions

From our office on the corner of Ashley Road and Leigh Road, continue through the Village in a southerly direction passing St Peters Church on the left. Continue along Ashley Road and the property will be seen on the left hand side after a short distance.

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COPPER BEECHES, ASHLEY ROAD  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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