



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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17 Shay Lane  
Hale Barns, Altrincham, WA15 8NZ



£1,200,000

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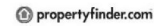


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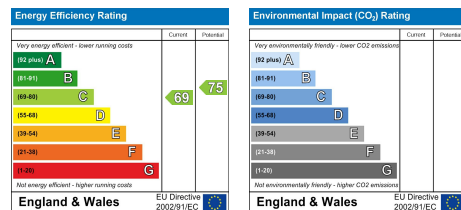


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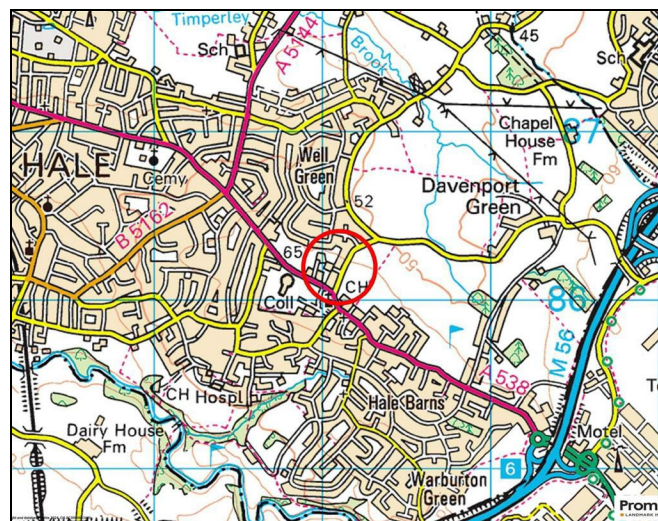
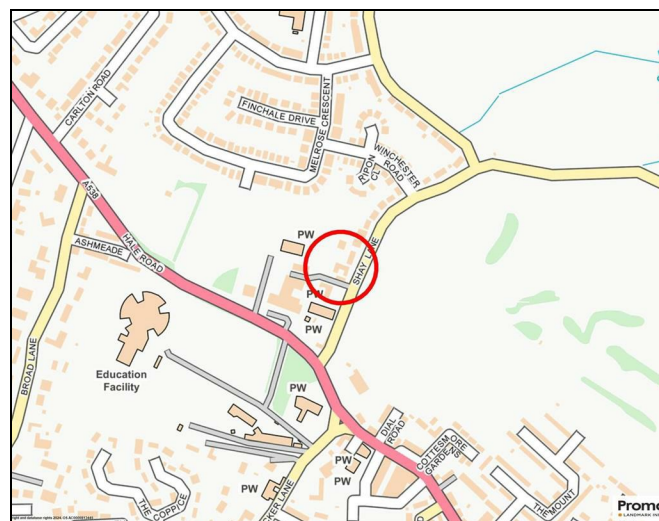
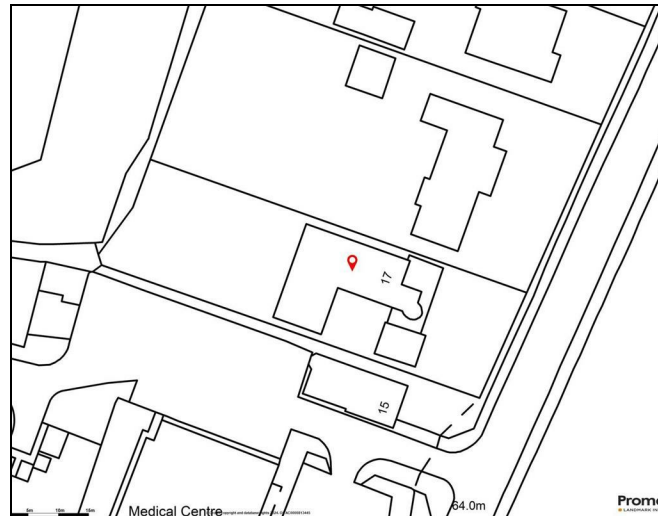


## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



From Watersons HALE office proceed along Ashley Road in the direction of Hale Station, turning right just before the crossing into Victoria Road. At the end of Victoria Road, turn right onto Hale Road continuing for some distance through the traffic lights at the Park Road/Delahays Road junction. Continue towards Hale Barns Village and just before the Village turn left at Ringway Golf Club into Shay Lane. Continue for some distance and the property will be found on the left hand side.



# overview

A MOST DISTINCTIVE 1970'S DETACHED FAMILY HOME STANDING ON A 0.33 ACRE SOUTH WEST FACING PLOT WITHIN A MOMENTS WALK OF HALE BARN'S VILLAGE CENTRE, AND ENJOYING A RANGE OF INDIVIDUAL DESIGN FEATURES THROUGHOUT. 3184SQFT

Porch. Hall. Lounge. Dining Room. Study. Breakfast Kitchen. Utility. Five Bedrooms. Four Bath/Shower Rooms. Driveway. Double Garage. Stunning Gardens. NO CHAIN!



# in detail

Probably one of the most interesting 1970's built properties in the area, constructed by the Locke family for their occupation. Their house building company Albert Locke Limited were responsible for building a large number of properties within The Well Green, in particular this stretch of properties on Shay Lane opposite the fairways of Ringway Golf Club.

The house is most distinctive in this 1970's design incorporating features to include curved, exposed stone walling housing a cylindrical staircase from the ground to the first floor, a vaulted ceiling within the main living area which also incorporates a sunken conversation well with stonework fireplace backdrop.

There are strategically placed sitting and patio areas to the front side and rear of the property, including an ornamental courtyard garden.

The plot overall extends to approximately 0.33 of an acre which is South West facing to the rear.

The house itself has versatile accommodation arranged over Two Floors, extending to approximately 3200 square feet including the Double Garage and enjoys high specification, refitted kitchen and Villeroy & Boch bathroom fittings.

Whilst there is scope for additional development of the property, it does provide Two generous Reception Areas both with patio doors giving access to the front, side or rear garden areas.

There is a Home Study that overlooks a central Courtyard Garden and a recently refitted Breakfast Kitchen with integrated Neff double ovens, combination microwave oven, warming drawers, Neff five ring gas hob inset into an island unit, Liebherr integrated larder fridge and freezer units and Miele dishwasher. Large Utility and Boiler Room off.

There are Five Double Bedrooms in total served by Four Bath/Shower Room facilities, Two being En Suite. Two Bedrooms are positioned on the Ground Floor, sharing a Ground Floor Bathroom.

The First Floor Principal Bedroom Suite has a Bedroom, Dressing and En Suite Shower Room.

Externally, there is extensive off-street Parking and maturely screening from the road with deep lawn Garden with front patio area designed to maximize the morning sunshine.

The rear Garden is substantial and exceedingly private with a mature backdrop of trees within the boundaries and this and neighbouring properties providing excellent all year round screening.

Useful, external WC.

The style and design of the property from the front has the appearance of being a two storey house, whilst has the appearance of being single storey from the rear.

This really is a fascinating property that has stood the test of time and offers a really interesting opportunity for the incoming purchaser to acquire a distinctive landmark home.

This property is offered for sale with no chain.

- Freehold
- Council Tax Band G

