



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# Whitegates Bradgate Road

Altrincham, WA14 4QU



£1,625,000

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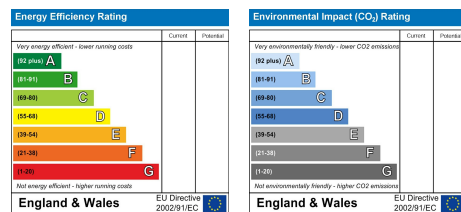


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## energy efficiency

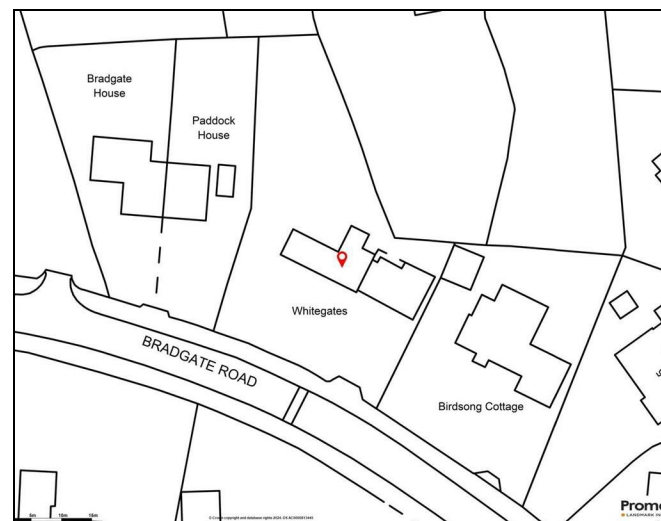
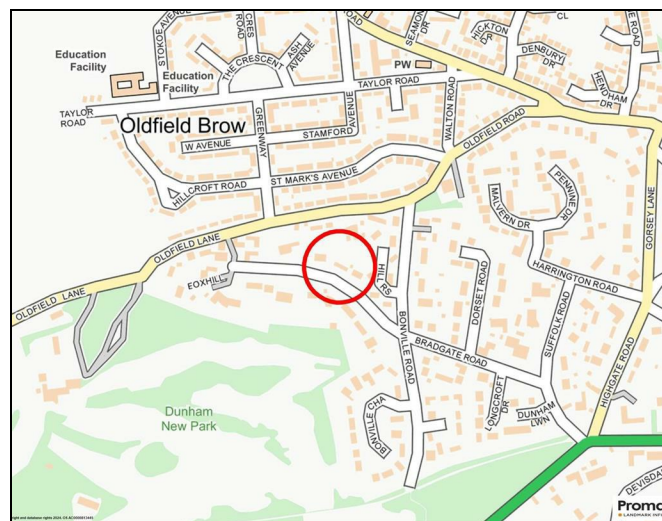
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A FANTASTIC, EXTENDED DETACHED FAMILY HOME STANDING ON A WONDERFUL, MATURE 0.32 ACRE GARDEN PLOT IN A DESIRABLE LOCATION CLOSE TO DUNHAM FOREST AND ALTRINCHAM TOWN CENTRE. 3936sqft

Porch. Hall. Lounge. Dining Room. Family Room. Breakfast Kitchen. Kitchen. Utility. GF Shower Room. Five Bedrooms. Office. Loft Room. Three Bath/Shower Rooms. Driveway. Integral Garage.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

A superb Five/Six Bedroom, Four Bath/Shower Room extended Detached family home standing on a wonderful, elevated, mature 0.32 acre garden plot with wonderful views from the back of the house to Winter Hill and across the start of the Pennines to Manchester.

The property is positioned on one of the most prestigious and tree lined roads in Altrincham, on the edge of Dunham Forest with walks across Dunham Forest Golf Course towards Dunham Park and with the Trans Pennine Trail close by.

The property is also located within walking distance of Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter. Altrincham is well served by both Altrincham Boys' and Girls' Grammar Schools in addition to a range of high achieving secondary schools.

The property enjoys fabulous family accommodation arranged over Two Floors, extending to approximately 3500 square feet including a fantastic 300 square foot Office, Guest Bedroom or Games Room above the Garage and in addition to a substantial 500 square foot Space offering excellent potential to convert into additional living accommodation, subject to any planning and building regulations.

To the Ground Floor there is an Open Porch and a large Hallway. There are Three spacious Reception Rooms, plus a First Floor large Office, Guest Bedroom or Games Room. Also to the Ground Floor is the Breakfast Kitchen with access through a Second Kitchen to a Utility Room with Ground Floor WC and Shower Room off.

First Floor Landing with fitted Home Study Area with oak desk. Five Double Bedrooms served by Three Bath/Shower Rooms, Two being En Suite to Principal and Guest Bedrooms.

In addition to these rooms there is a large Office, Guest Bedroom or Games Room, positioned under the eaves of the property with access via a secondary staircase from the ground floor.

The substantial Loft Space is approached via a pull down ladder and is boarded with skylight windows with further access to substantial Loft storage.

Externally, the property is approached through a remote control Gated Entrance to Driveway providing ample off street Parking and in turn leading to the large Integral Garage.

The Gardens are a fantastic feature, laid to the front, side and rear principally to lawn with mature borders of tall trees, shrubs, bushes and plants providing excellent all year round screening and attractive outlooks from all rooms.

To the rear, there is a particularly large timber decked sitting area with lawn beyond and the nature of the plot renders the property to offer further potential to extend if required, subject to any necessary consents.

A fantastic property in a great location, highly recommended.

- Freehold
- Council Tax Band G

