



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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6 Rappax Road

Hale, Altrincham, WA15 0NT



www.watersons.net

£1,525,000

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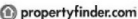


HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

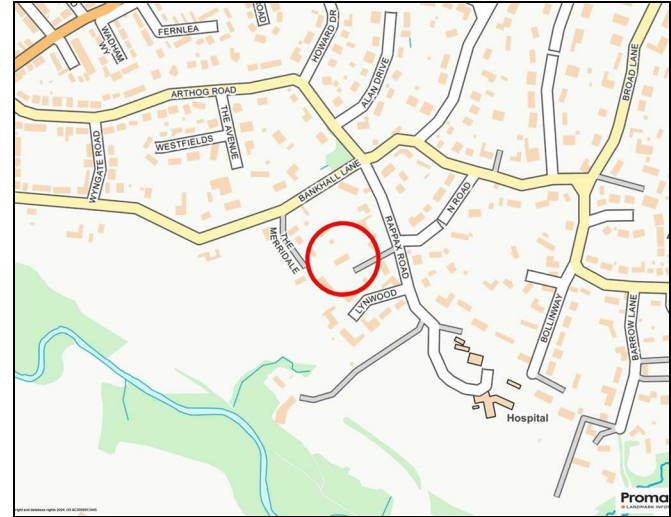
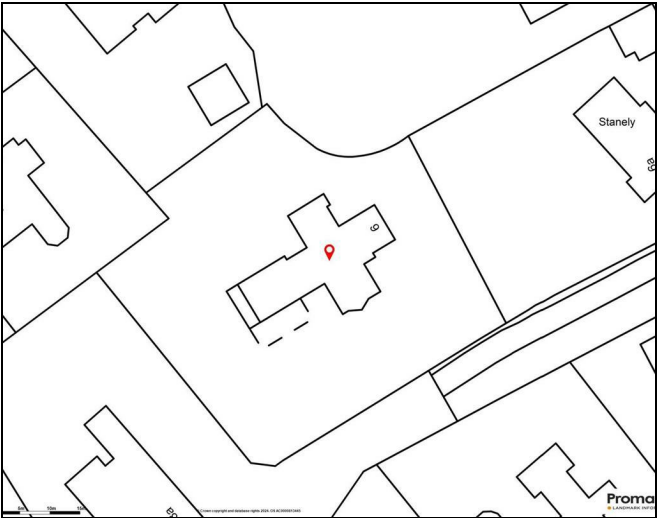
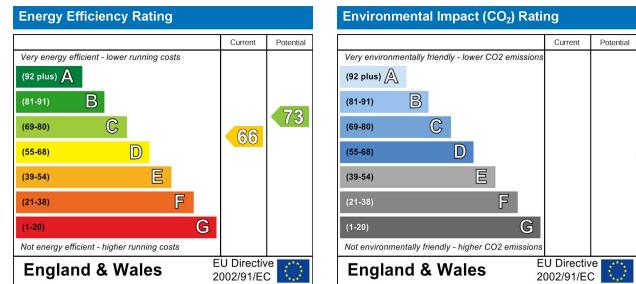


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energy efficiency

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



overview

AN INDIVIDUALLY DESIGNED AND BUILT DETACHED BUNGALOW, UNSEEN FROM THE ROAD, STANDING ON A STUNNING, SECLUDED 0.50 ACRE GARDEN PLOT, IDEALLY LOCATED ON THIS PRESTIGIOUS ROAD WITH BOLLIN VALLEY WALKS ON THE DOORSTEP. 3345sqft

Entrance Hall. Dining Hall. Cloaks. WC. Lounge. Bar. Family Room. Breakfast Kitchen. Utility. Three Double Bedrooms. Two Bathrooms. Superb Gardens. Long, private access Driveway. Triple Garage with Lift to the house.



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 beautifully situated, bespoke designed Detached Bungalow built to the exact specification of the current owners in approximately 1992, ideally located on this enormously desirable and prestigious road in Hale with walks across Hale Golf Course towards the Bollin Valley on the doorstep and also within reasonable walking distance of Hale Village

The property is approached via a long, private Driveway serving just two properties and sits on a wonderful, mature and private Garden plot extending to approximately 0.50 of an acre, with the property being completely unseen from the road.

The mature, lawned Gardens wrap around the whole of the property providing delightful green aspects from every room and the property has been designed with this entirely in mind.

The clever design has all the accommodation positioned on a Single Floor, with a particularly large footprint, but has a basement Triple Garage and a Parking Bay which is accessed internally by a Lift meaning that the owner can drive straight into the Garage and take a Lift directly into the Living Accommodation.

This particular feature was designed with a downsizer style occupier living in the property who wants single storey living without the inconvenience of steps.

The property is built with attractive, reclaimed brick and features full height Cedar wood windows throughout that spread an abundance of natural light throughout the property and again affording the delightful views across the garden plot.

The accommodation extends to 3345 square feet including the Garaging and provides superbly proportioned rooms throughout.

Comprising:

Entrance Hall.

425 square foot Dining Hall with windows and doors onto the garden.

500 square foot Lounge with inglenook fireplace feature and again with feature windows and doors onto the garden and raised terrace.

Family Room with garden aspect and access and an Inglenook fireplace feature. Conveniently positioned Open Plan to the adjacent Breakfast Kitchen, also with access to a raised terrace and the Kitchen is fitted with an extensive range of units with integrated appliances.

There are Three Double Bedrooms served by Two full Bathroom facilities.

The Principal Bedroom Suite extends to approximately 500 square feet providing a beautifully proportioned Bedroom, a large Dressing Room and full En Suite Bathroom with separate shower cubicle.

The remaining Two Bedrooms are both Double Rooms, one utilised as a Home Study with a lovely garden view and they share a 'Jack and Jill' En Suite full Bathroom with separate shower cubicle.

Positioned off the Kitchen is a Utility Room and from here the Lift leads down to the Lower Ground Floor Triple Garage and Parking Bay with remote control operated up and over doors.

Externally, the property is approached via the long, private Driveway serving just two properties, to a remote controlled Gated Entrance that returns across the Driveway to a Parking Area positioned to the front of the house leading down to the Parking Bay and Triple Garage.

The Gardens to the property are a magnificent feature, laid to large expanses of lawn which wrap around the whole of the house, with tall mature hedge, conifer and laurel screening with substantial trees within the boundaries of this and neighbouring properties providing attractive outlooks and complete privacy.

It really is the seclusion of this plot that makes it a truly special and unique property.

AGENTS NOTE:

Buyers should be aware there is a covenant to the property stating that only a single storey property can be erected on the plot.

- Freehold

- Council Tax Band D

