



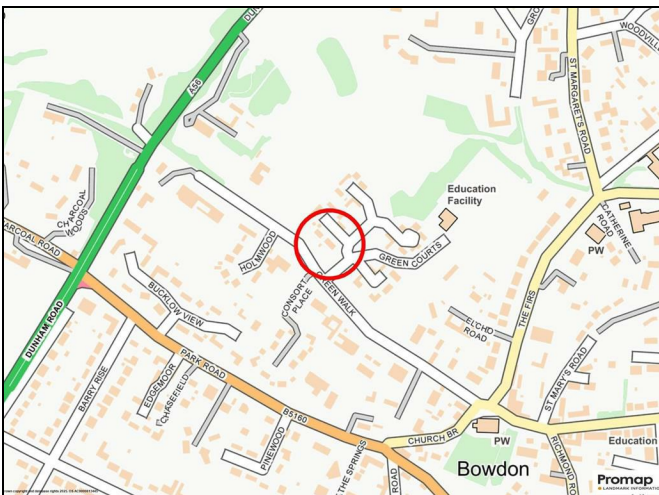
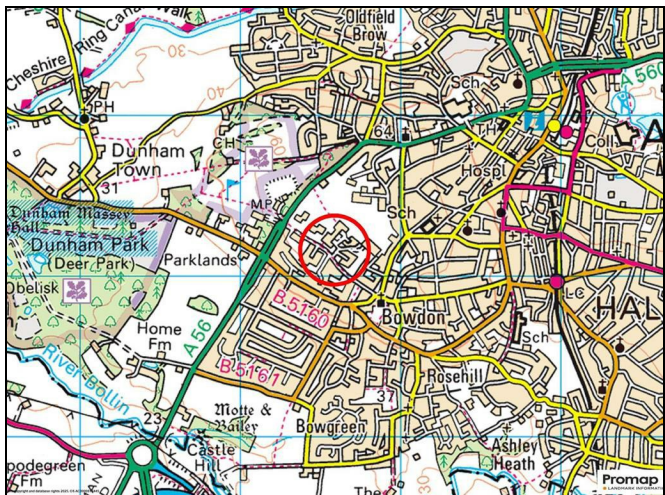
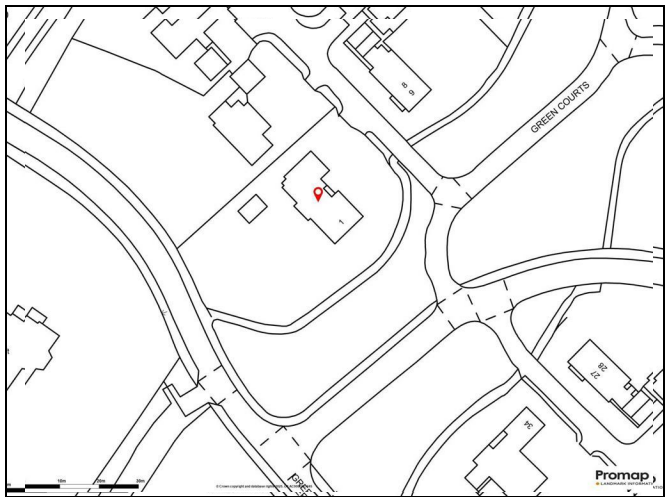
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

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



INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

1 Green Courts, Green Walk
Bowdon, Altrincham, WA14 2SR



A SUBSTANTIAL DETACHED FAMILY HOME OFFERING EXCELLENT POTENTIAL, STANDING ON A WONDERFUL 0.45 OF AN ACRE GARDEN PLOT IN THIS DESIRABLE LOCATION, IDEAL FOR HALE AND ALTRINCHAM CENTRES, EXCELLENT LOCAL SCHOOLS AND THE OPEN SPACE OF THE DEVISDALE. 3938 SQFT

Porch. Hall. Lounge. Dining Room. Family Room. Breakfast Kitchen. Utility. Four/Five Double Bedrooms. Three Bath/Shower Rooms. Games Room. Driveway. Integral Double Garage. Fantastic Garden.

£1,550,000

in detail



A substantial Detached family home with accommodation arranged over Two Floors, extending to approximately 3900 square feet and standing on a wonderful, mature Garden plot of approximately 0.45 of an acre, directly backing onto Green Walk, being one of the most prestigious roads in the area, within walking distance of Hale Village with its range of fashionable shops, restaurants and bars, Altrincham Town Centre, with the popular Market Quarter and the Metrolink.



In addition, the open space of The Devisdale is literally on the doorstep and Altrincham Boys' and Girls' Grammar Schools are both within walking distance.

The property has been in the same family ownership since it was built circa 1978 and as such now requires modernisation and improvement and offers excellent potential to extend to create a much more substantial family home, subject to any planning consents.

In addition, the nature of the position and the plot, backing onto Green Wak, means that there maybe potential to redevelop the property altogether creating an access from Green Walk STP which would provide the opportunity to create a substantially higher value property with some of the values of houses in the immediate vicinity rising to above five million pounds.

As it stands, the property offers superbly proportioned family accommodation with Three Reception Rooms to the Ground Floor in addition to a Breakfast Kitchen and Utility Room and has Four Double Bedrooms to the First Floor served by Three Bath/Shower Rooms. In addition to a substantial 400 square foot Games Room that offers obvious potential to create a Fifth Bedroom and in fact may accommodate a relocated Principal Bedroom Suite.

The Gardens and the plot are an enormously attractive feature affording a high degree of privacy with tall mature trees within the boundaries of this and neighbouring properties providing excellent screening.

A wonderful opportunity to create your dream family home in a first class location.

Comprising:
Porch. Large Hall.

Lounge with patio doors onto the garden. Dining Room with double doors leading through to the Family Room with patio doors onto the garden.

Breakfast Kitchen fitted with an extensive range of wood fronted units.

Inner Hall with access to a Side Porch leading outside. Door to the fitted Utility Room.

First Floor Landing. A spacious area which leads to the Bedroom Accommodation.

Bedroom One overlooking the rear and served by the large adjacent En Suite Bathroom.



Bedroom Two also overlooks the front and Bedrooms Three and Four overlook the rear, with Bedroom Four having a small En Suite facility.

Family Bathroom.

The Games Room is positioned over the garage, accessed via the Principal Bedroom and as previously described offers excellent potential to convert into a Bedroom Suite.

Externally, the property is approached via a Driveway providing extensive Parking, leading to the Integral Double Garage. The Garden frontage is deep, maturely stocked and laid to lawn.

There is access down both sides of the property to the rear Garden which has paved patio area returning across the back of the house. Beyond, the Garden is laid to a substantial expanse of lawn with maturely stocked borders.

A superb opportunity standing on a wonderful plot.

- Freehold
- Council Tax Band G

