

2B BROADWAY, HALE CHESHIRE, WA15 0PQ



Ground Floor 216.5 sq.m. (2330 sq.ft.) approx.

First Floor 193.7 sq.m. (2085 sq.ft.) approx.



FLOOR PLANS

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 410.2 sq.m. (4415 sq.ft.) approx.

Milliot every attempt has been made to ensure the accuracy of the faciopian contained here, measurements of doors, windows, rooms and any other tissue are approximate and no respecubility in taken for any ensur, amission or mis-instantees. This plans is the filled table to purpose only and should be used as such by any prospective punchases. The services, systems and appliances shown have not been tested and no guistotice as to the operating or efficiency can be given.

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2B BROADWAY **HALE**



Located on one of the most prestigious roads in Hale, this house offers excellently proportioned family accommodation sitting in a generous plot.

Briefly the accommodation, which has been extended and refurbished by our clients, comprises a welcoming L shaped entrance hall, whilst the focal point and centre piece of the accommodation is a fabulous breakfast kitchen with an informal dining area. Completing the ground floor is a utility room, good sized living room separate dining room and sitting room plus an office and downstairs cloakroom.

At first floor level leading from a galleried landing is a master bedroom with en-suite, four further bedrooms, and two further bathrooms.

This property also benefits from a substantial double garage and ample forecourt parking, all set behind an impressive electronically gated entrance.

The rear gardens are well proportioned and form a mature backdrop providing additional privacy. Of particular note is a beautifully constructed oak gazebo which provides an excellent alfresco dining opportunity.

Broadway sits more or less equi distant between Hale and Hale Barns. Hale with its fashionable shops and restaurants is complemented by Hale Barns with its re-built precinct and Altrincham town centre is five to ten minutes drive. The urban motorway network and International Airport are close at hand.

This is a rare opportunity to acquire a property on Broadway which has consistently been described as one of the most prestigious roads outside London.

DIRECTIONS

From the centre of Hale proceed along the main Hale Road through the first set of traffic lights, turning third right into Broadway where the property will be found on the right.

GROUND FLOOR

RECEPTION HALL WC

CLOAKS

OFFICE 14'9" x 9'6" (4.50 x 2.90)

UTILITY ROOM 14'9" x 6'11" (4.50 x 2.10)

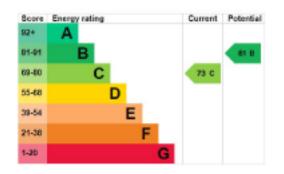
BOILER ROOM

KITCHEN/BREAKFAST ROOM 27'11" \times 26'7" (8.50 \times 8.10)

LIVING ROOM 21'8" x 16'9" (6.60 x 5.10)

DINING ROOM 16'5" x 11'6" (5 x 3.50)

SITTING ROOM 16'5" x 13'1" (5 x 4)



FIRST FLOOR & LANDING

MASTER BEDROOM 21'4" \times 17'1" (6.50 \times 5.20) EN-SUITE BEDROOM TWO 19'8" \times 16'9" (6 \times 5.10) BEDROOM THREE 16'5" \times 13'1" (5 \times 4) BEDROOM FOUR 12'10" \times 12'2" (3.90 \times 3.70) BEDROOM FIVE/GYM 15'1" \times 12'2" (4.60 \times 3.70) BATHROOM WET ROOM

EXTERNALLY

DOUBLE GARAGE 21'8" x 17'1" (6.60 x 5.20)



All mains

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band "VACANT POSSESSION UPON COMPLETION VIEWING.

By appointment through the Agent.



