



HUNTERS[®]

HERE TO GET *you* THERE



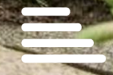
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Breeze Hill Road, Atherton

£1,395,000

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Situated within a sprawling, private estate on the outskirts of Atherton and Over Hulton, Windy Ridge House is an exceptional period detached home, of grand proportions, built in 1924. This iconic property, positioned at the corner of Breeze Hill and Lansdowne Road, offers convenient access to a wealth of amenities, including renowned public and private schools, as well as major transport links.

Upon entering, you are greeted by a grand entrance hallway. To the right, a formal sitting room features large windows that overlook the wrap-around gardens and provide access to the conservatory. The hallway also leads to a second reception sitting room, which connects to the dining room. The spacious kitchen boasts ample storage, a breakfast area, and a 3 oven AGA. The ground floor is further complemented by a separate utility room and a W/C.

Upstairs, there are five bedrooms, including four doubles and a single, all decorated to a high standard. The master bedroom includes an en-suite bathroom. The fourth bedroom has stairs leading to a further living area, with a kitchen, bathroom and sitting room area, offering additional versatile living space.

The exterior of the property features wrap-around gardens, creating a serene setting that is not overlooked. There is also a summer house, perfect for relaxing or entertaining. Off-road parking and a double garage, accessed via electric gates, provides ample space for vehicles. The gardens are adorned with beautiful wisteria, adding to the charm and appeal of this stunning home.

Windy Ridge House is a residence that truly must be viewed internally to fully appreciate its size and the finer features on offer.



KEY FEATURES

- RARE OPPORTUNITY
 - FREEHOLD
- PRIVATE GATED PARKING FOR MULTIPLE VEHICLES
- DOUBLE GARAGE
- WRAP AROUND GARDENS
- PERIOD PROPERTY
- HIGHLY SOUGHT AFTER LOCATION
 - FIVE BEDROOMS
 - UTILITY ROOM
 - WELL PRESENTED





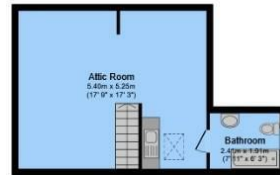




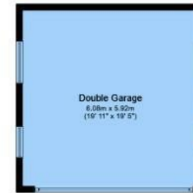
Ground Floor



First Floor



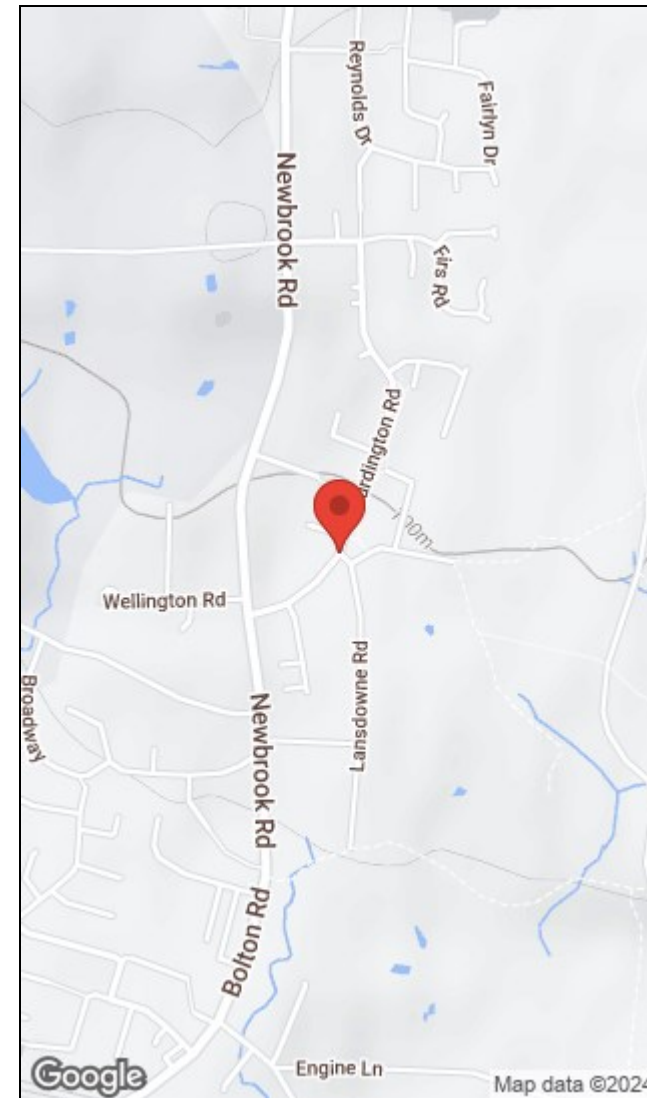
Loft Floor



Garage

Total floor area 311.2 m² (3,350 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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

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