



HOLLY LODGE



JORDAN FISHWICK  
EXCLUSIVE

*Jordan Fishwick*

ALTRINCHAM  
South Downs Drive

# South Downs Drive, Altrincham, WA14 3HR

£1,795,000



## The Property

FULL PLANNING PERMISSION GRANTED. The property has planning permission to increase the current footprint up to 5,175sqft, adding a triple storey extension to rear and double storey extension to side. Offering potential to create a fantastic luxury family home. Extending from the current four bedrooms up to potentially six, with the principle bedroom including a large ensuite with two separate dressing rooms.

Holly Lodge is set in a highly sought-after location, not only within easy walking distance of Hale village but close to the Bollin Valley.

The house includes a generous reception hall, cloakroom and separate WC, three well proportioned reception rooms, a kitchen with utility room and WC off. To the first floor the large galleried landing provides access to the master bedroom suite, enjoying a dressing room, large ensuite and balcony. There are three remaining bedrooms and a family bathroom. The house benefits from a gas central heating system and double glazing, and whilst in need of some updating, forms a fabulous family home in a delightful setting.

Glentwood is a small development of just four properties, set just off one of Hale's premier roads. The house stands well within its plot, with a large driveway providing ample parking and access to the double garage. The gardens are a delight with many mature shrubs, trees and borders, enjoying a south-westerly rear aspect.

## Directions

WA14 3HR



- Premium sought after location
- Walking distance into Hale village
- Private south facing and enclosed rear garden
- 3,096 sqft including Garage
- Full planning permission to increase size to a 5,175sqft luxury family home
- Detached double garage
- Four Double Bedrooms
- Opportunity to create luxury "forever home"
- Three reception rooms

Postcode - WA14 3HR

EPC Rating - C

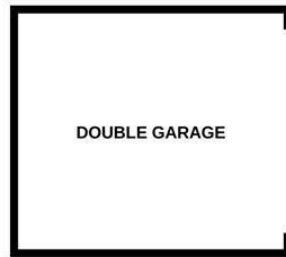
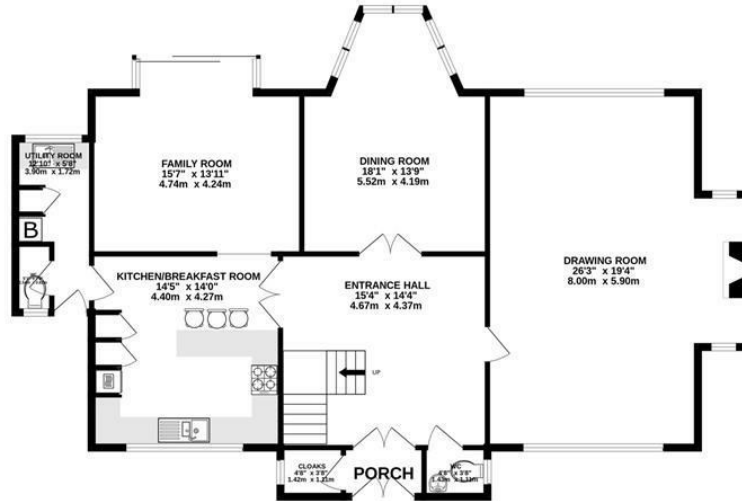
Floor Area - 3096.00 sq ft

Local Authority - Trafford

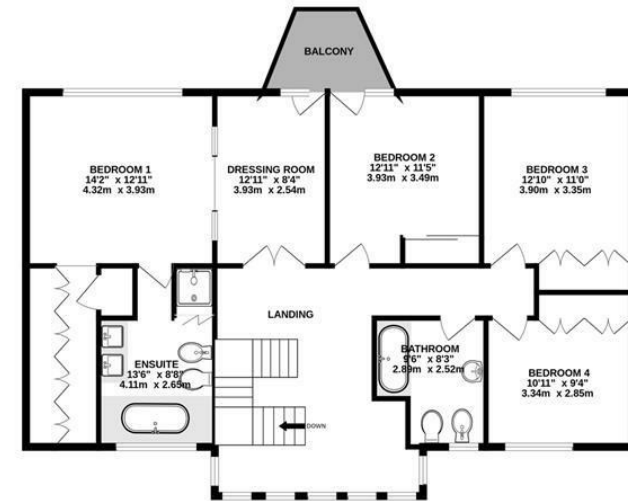
Council Tax - G



**GROUND FLOOR**  
1860 sq.ft. (172.8 sq.m.) approx.



**1ST FLOOR**  
1236 sq.ft. (114.8 sq.m.) approx.



**TOTAL FLOOR AREA : 3096 sq.ft. (287.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

**0161 929 9797**

hale@jordanfishwick.co.uk  
www.jordanfishwick.co.uk