

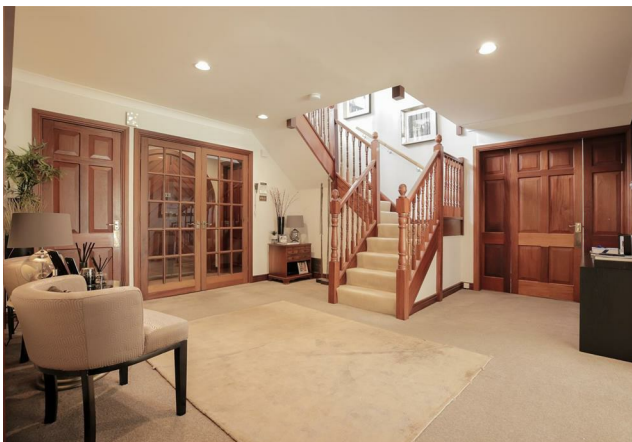




£1,795,000

Features

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



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.



General information

- **Tax Band:** G
- **Sqft:** 3096.00 sq ft
- **Plot:** 0.27 acre(s)
- **Bedrooms:** 4
- **Bathrooms:** 2
- **Postcode:** WA14 3HR



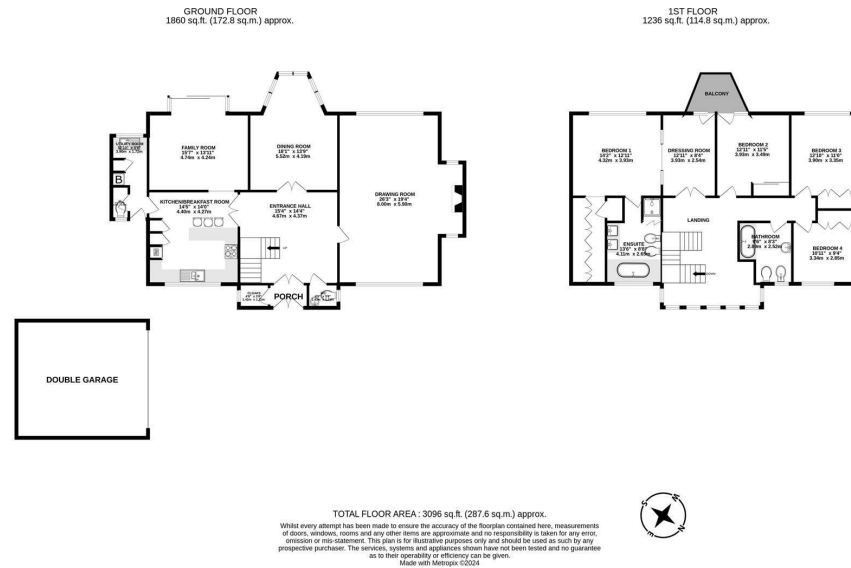
The house includes a generous reception hall, cloakroom and separate WC, three well proportioned reception rooms, a kitchen with utility room and WC off. To the first floor the large galleried landing provides access to the master bedroom suite, enjoying a dressing room, large ensuite and balcony. There 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.









IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

