

Carlton House  
Hale



Andrew J Nowell  
& Company



## Carlton House, Carlton Road, Hale, WA15 8RH

A charming detached family home occupying a substantial corner plot within easy reach of Hale village.

- Generous Garden
- For Sale by Auction
- Four Bedrooms
- Huge Potential

Carlton House is a four bedroom detached family home located on this popular road within easy reach of Hale Village.

On the ground floor there is an entrance hall, breakfast kitchen with contemporary units, granite worksurfaces and integrated NEFF & AEG appliances, living room with central fireplace, dining room, office/snug and cloakroom WC.

On the first floor there is the principal bedroom suite with en-suite bathroom, three further double bedrooms and the family bathroom.

Externally the property is approached via wrought iron gates leading to a large driveway offering ample parking for several vehicles and leading to the detached double garage with electric door.

There is a generous south facing garden which extends to approximately 0.25 acres and are mainly laid to lawn with mature trees and shrubs and a large tiled patio.





There is great potential to extend and even redevelop the site (subject to the necessary consent).

Carlton House is conveniently located within easy reach of Hale Village. The Village has day to day needs for shopping, stylish boutiques and fine restaurants. There are train links to Manchester, close by motorway links as well as Manchester Airport.

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £900,000

### Important Information

What 3 Words – [///fraction.cobble.harmlessly](#)

Council Tax – G

EPC Rating – D

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement

Flood Risk\*: Very low risk of flooding

Broadband\*\*: Superfast Broadband available at the property

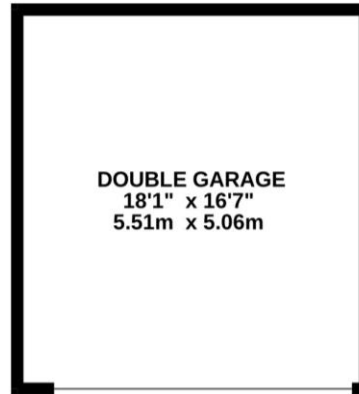
Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone). Limited coverage indoors with EE & Three.

\* Information provided by GOV.UK

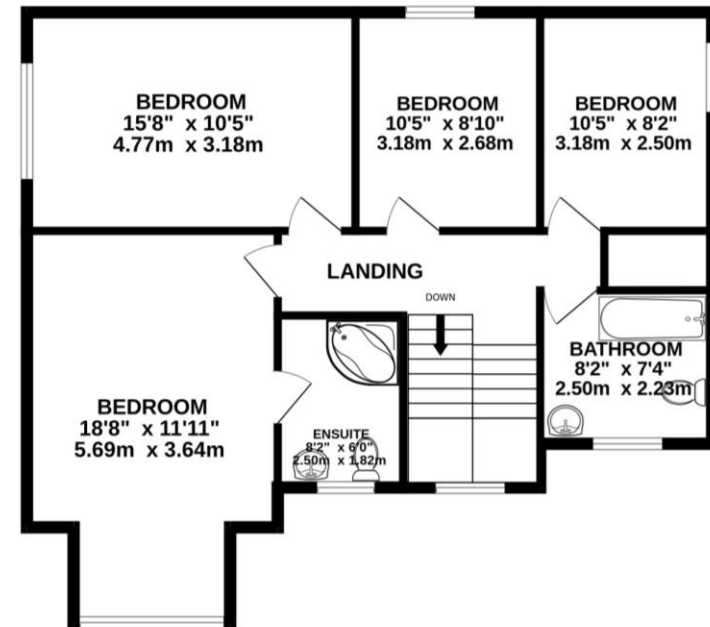
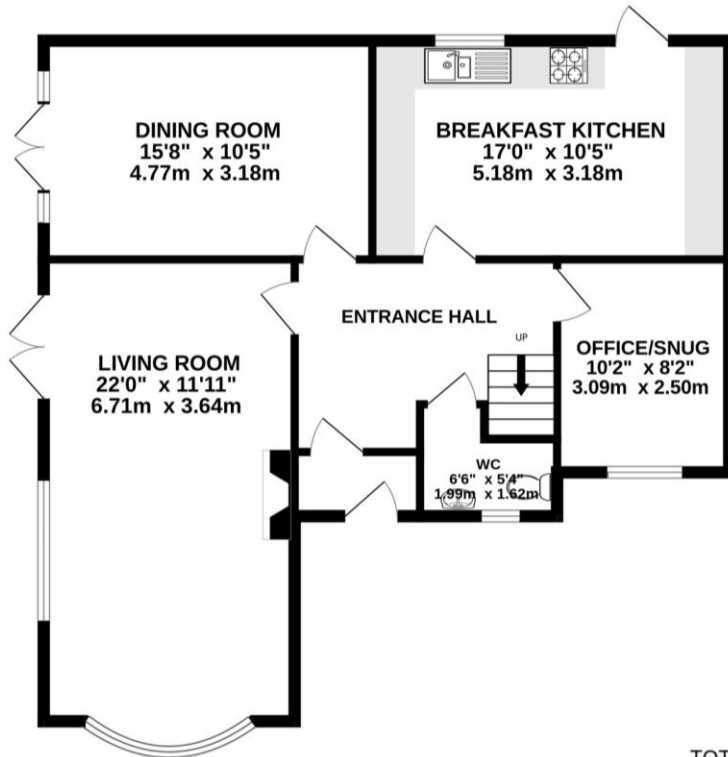
\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

GROUND FLOOR  
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 1921 sq.ft. (178.5 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.  
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