IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

5 BROADWAY | HALE

OFFERS OVER £2,750,000

NO ONWARD CHAIN

An individually designed detached family house standing in a magnificent plot approximately 0.7 of an acre with secluded tree lined gardens at the rear. Arguably the most exclusive address in Hale and therefore with much further potential for redevelopment, subject to planning approval. The accommodation briefly comprises enclosed porch, entrance hall, cloakroom/WC, sitting room, living room, dining room, breakfast kitchen, utility room, garden room, rear porch, laundry room, primary bedroom with dressing room and en suite bathroom, six further bedrooms, two bath/shower rooms and two WCs. Substantial detached art studio with kitchen, shower room/WC and mezzanine level. Attached double garage.

POSTCODE: WA15 0PF

DESCRIPTION

This individually designed detached family house occupies an enviable position within one of the most highly regarded locations of North Cheshire. Broadway is an exclusive private road renowned for the quality and design of exceptional homes both contemporary and traditional and in each case of substantial proportions. In recent years several properties in the vicinity have been re-developed and the grounds of No. 5 are ideal for this purpose. Although we have not undertaken a measured survey we understand the site area extends to approximately 0.7 of an acre and therefore presents an outstanding opportunity to acquire a site with possibly unrivalled potential.

The existing accommodation exceeds 6,000 sq ft and is spacious throughout with three excellent reception rooms and a generously proportioned breakfast kitchen being positioned on the ground floor. There is also a garden room, utility room and cloakroom/WC and various outbuildings including a laundry room accessed from the rear porch. At first floor level the superb primary suite comprises double bedroom with dressing area, adjoining dressing room and bathroom, in addition to three further bedrooms, a family bathroom and WC. The second floor has been replanned to create three bedrooms, a shower room and WC.

Externally there is a substantial detached dwelling planned as a creative art studio with a naturally light and spacious main room, adjacent kitchen and shower room/WC. There is also a mezzanine level and attached greenhouse.

Broadway is well placed for access to the surrounding network of motorways and Manchester International Airport together with the village of Hale. Less than two miles to the west is the comprehensive shopping centre of Altrincham with its highly popular Market Hall and Metrolink station which provides a commuter service into Manchester. The property also lies within the catchment area of highly regarded primary and secondary schools.

In conclusion, a well cared for family home set within a premier location and in single ownership for over 60 years. A rare opportunity to consider either re-modelling or re-development, subject to obtaining the relevant approval.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

ENTRANCE HALL
15' x 14' (4.57m x 4.27m)

CLOAKROOM/WC
6'8" x 6'6" (2.03m x 1.98m)

SITTING ROOM
20'6" x 16' (6.25m x 4.88m)

DINING ROOM
19'8" x 15'11" (5.99m x 4.85m)

LIVING ROOM
23'6" x 17'4" (7.16m x 5.28m)

GARDEN ROOM
25'3" x 10'10" (7.70m x 3.30m)

KITCHEN
17'2" x 14' (5.23m x 4.27m)

BREAKFAST ROOM
15'2" x 14'1" (4.62m x 4.29m)

UTILITY ROOM
10' x 6'10" (3.05m x 2.08m)

REAR PORCH

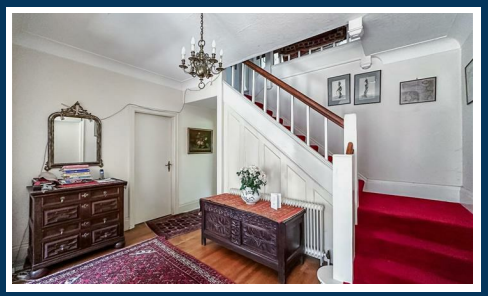
LAUNDRY ROOM
10' x 7'10" (3.05m x 2.39m)

BOILER ROOM
10' x 4' (3.05m x 1.22m)

KILN ROOM
6'10" x 5'8" (2.08m x 1.73m)

WC

FIRST FLOOR



LANDING

BEDROOM ONE
16' x 14'2" (4.88m x 4.32m)

DRESSING ROOM
14' x 11'9" (4.27m x 3.58m)

EN SUITE BATHROOM
9'1" x 6'5" (2.77m x 1.96m)

BEDROOM TWO
20'2" x 18'9" (6.15m x 5.72m)

BEDROOM THREE
15'11" x 10'10" (4.85m x 3.30m)

BEDROOM FOUR
10'6" x 8'4" (3.20m x 2.54m)

BATHROOM
7'10" x 6'10" (2.39m x 2.08m)

WC

SECOND FLOOR

LANDING

BEDROOM FIVE
17'3" x 10'1" (5.26m x 3.07m)

BEDROOM SIX
10'8" x 9'3" (3.25m x 2.82m)

BEDROOM SEVEN
10'8" x 9'3" (3.25m x 2.82m)

SHOWER ROOM
7'8" x 5'7" (2.34m x 1.70m)

WC

OUTSIDE

DETACHED ART STUDIO

MAIN ROOM
28'11" x 18'8" (8.81m x 5.69m)

KITCHEN
14'1" x 6'8" (4.29m x 2.03m)

SHOWER ROOM/WC
9'4" x 5'9" (2.84m x 1.75m)

GREENHOUSE
12'5" x 8'10" (3.78m x 2.69m)

MEZZANINE LEVEL
17'4" x 13' (5.28m x 3.96m)

ATTACHED GARAGE
29'4" x 16'2" (8.94m x 4.93m)

SERVICES
All mains services are connected.

POSSESSION
Vacant possession upon completion.

TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX
Band H

NOTE
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

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TOTAL AREA: APPROX. 564.1 SQ. METRES (6071.8 SQ. FEET)

Floorplan for illustrative purposes only

HALE BARNS
292 HALE ROAD, HALE BARNS
CHESHIRE, WA15 8SP

T: 0161 980 8011
E: HALEBARNS@IANMACKLIN.COM

HALE
OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510
E: HALE@IANMACKLIN.COM

TIMPERLEY
385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654
E: TIMPERLEY@IANMACKLIN.COM