



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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1 Broadway  
Hale, Cheshire, WA15 0PF



£1,995,000

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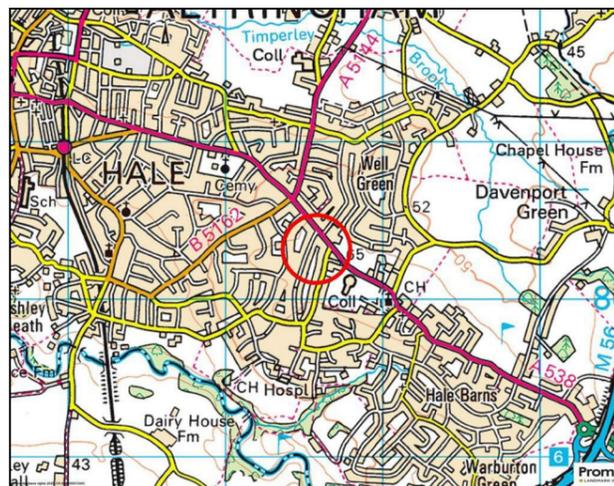
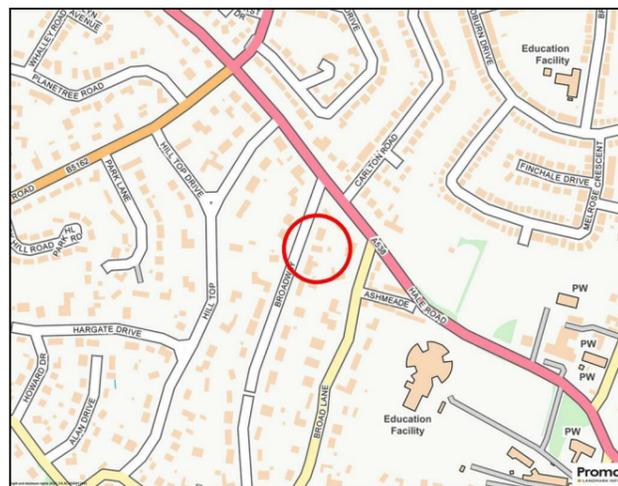
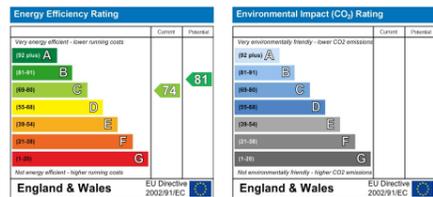


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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A RARE OPPORTUNITY TO ACQUIRE A DETACHED FAMILY HOME WITH GENEROUS EXISTING ACCOMMODATION, STANDING ON SUBSTANTIAL 0.30 ACRE PLOT ON ONE OF CHESHIRE'S MOST PRESTIGIOUS ROADS, OFFERING OUTSTANDING POTENTIAL FOR REMODELLING OR COMPLETE REDEVELOPMENT.

Hall. Lounge. Dining Room. Live In Breakfast Kitchen. Utility. Four Double Bedrooms. Two Bath/Shower Rooms. Extensive Parking. Double Garage. Gardens.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

Broadway has long been considered to be one of the most prestigious roads in the whole of Cheshire, as evidenced by the number of properties that have been demolished and completely redeveloped into new build modern mansions.

The sale of this property at 1 Broadway is perhaps one of the final opportunities to acquire a property for remodelling or redevelopment to create a 'dream home' enjoying this exceptional address.

Most of the properties that have been redeveloped as building plots that have sold in recent years have been priced at between £2M and £2.5M for houses on 0.50 of an acre plots. This particular property stands on a plot of 0.30 of an acre and priced just below the £2M mark and as such represents a better value for money opportunity to live.

End values on Broadway can range from £3M to £6M, with exceptional properties commanding asking prices that are even higher!

As it stands the property is ready for updating and improving and offers 3381 square feet of accommodation, including a large Double Garage, and it is equally likely that a buyer would remodel the existing property or demolish and redevelop altogether.

There are Two superbly proportioned Reception Rooms to the Ground Floor, in addition to a 400 square foot open plan Live In Breakfast Kitchen with Utility Room off.

To the First Floor, there are Four Double Bedrooms served by Two Bath/Shower Rooms, including a substantial Principal Bedroom. There is a large Loft space that offers potential to convert as well.

The Driveway provides extensive off street Parking and leads to a substantial Double Garage positioned to the rear of the plot.

The Gardens wrap around the front, side and rear to areas of lawn enclosed with substantial trees within the boundaries of this and neighbouring properties, providing excellent screening and an attractive outlook.

A really exceptional opportunity

- Freehold
- Council tax band H



**Approx. Gross Internal Area 3381 sq. ft / 314.04 sq. meters (Including Garage)**  
**Approx. Gross Internal Area 2923 sq. ft / 271.51 sq. meters (Excluding Garage)**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.