



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 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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