



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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Spring Vale Wicker Lane

Hale Barns, Altrincham, Cheshire, WA15 0HQ



£1,995,000

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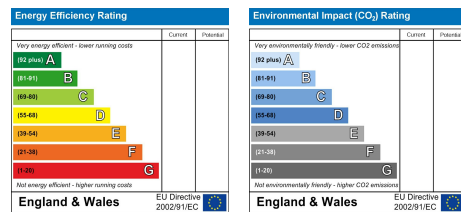


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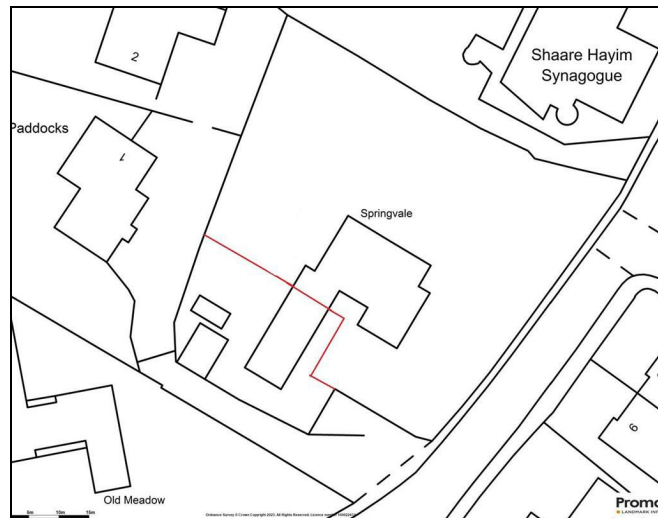
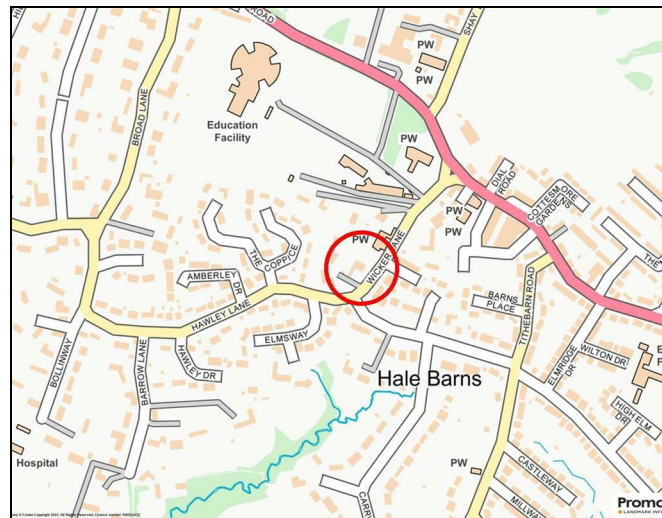
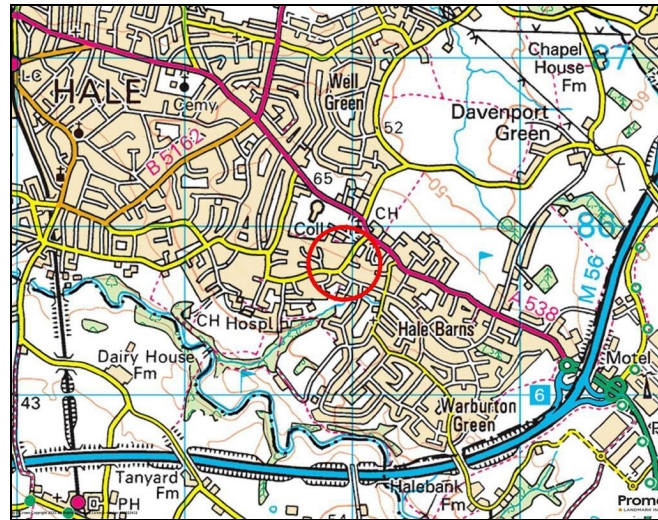


energy efficiency

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



From Watersons Hale office proceed along Ashley Road in the direction of St Peters Church, turning left at the church into Harrop Road. Harrop Road becomes Planetree Road and at the end of Planetree Road, turn left onto Park Road. At the traffic lights turn right onto Hale Road. Continue along Hale Road and just after Holy Angels Church turn right into Wicker Lane. At the bottom of Wicker Lane there is a mini roundabout; turn right onto Hawley Lane and the property is the second house on the left after passing Barrow Lane.



overview

A STUNNING GEORGIAN FAMILY HOME STANDING ON A BEAUTIFUL 0.60 ACRE GARDEN PLOT IN A FIRST-CLASS LOCATION WITHIN A FEW MINUTES WALK OF HALE BARNS CENTRE AND BENEFITTING FROM A SELF-CONTAINED APARTMENT. 4700sqft.

Porch. Hall. Three Reception Rooms. 680sqft Family Living and Dining Room and Breakfast Kitchen. Utility. Five Bedrooms. Four Bath/Shower Rooms. Cellars. Gated Entrance. Extensive Parking. Wonderful 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

A unique Period family home, very much a landmark property in this desirable location on Wicker Lane, within a few minutes walk of the centre of Hale Barns with Booths Supermarket and Costa Coffee, Shay Lane and Wicker Lane Synagogues and Holy Angels Roman Catholic Church in addition to excellent Schools. The M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are nearby.

The property is beautiful in design with classic symmetrical Georgian elevations but has been comprehensively remodelled, extended and improved to create a stunning contemporary family home.

The property stands on a wonderful, mature and private Garden plot extended to approximately 0.60 of an acre, whilst the property itself has versatile accommodation, extending to approximately 4700 square feet including Cellars and incorporating a self-contained Apartment.

The accommodation provides Three Reception Rooms to the Ground Floor, in addition to a stunning 680 square foot Open Plan Family Living and Dining Room and Breakfast Kitchen with full height folding doors and windows giving access to enjoying wonderful views across the gardens.

The Principal House enjoys Four Double Bedrooms over Two Upper Floors, served by Three Bath/Shower Rooms, including a 500 square foot Principal Bedroom Suite of Bedroom, Dressing Room and En Suite Bathroom.

The self-contained Apartment provides an open plan Living Room and Kitchen to the Ground Floor, in addition to a Fifth Bedroom and Fourth Bathroom.

The Cellars provide generous storage and have been tanked.

The property is set behind a remote control gated entrance to a sweeping, gravelled Driveway providing extensive Parking.

The Gardens are laid to three sides of the property, laid to large expanses of lawn with maturely staked borders and a water feature.

A truly stunning home of immense character and style in a first class location.

FREEHOLD - COUNCIL TAX BAND 'G'

