



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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The Orchard Shay Avenue

Hale, Altrincham, Cheshire, WA15 8UF



£1,650,000

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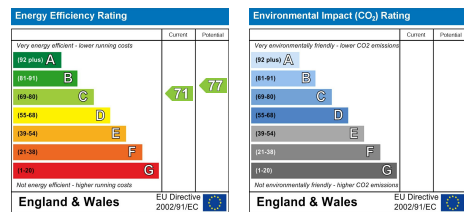


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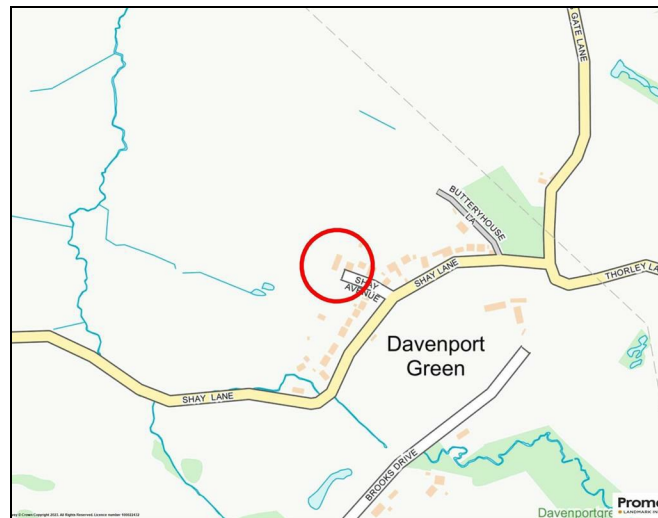
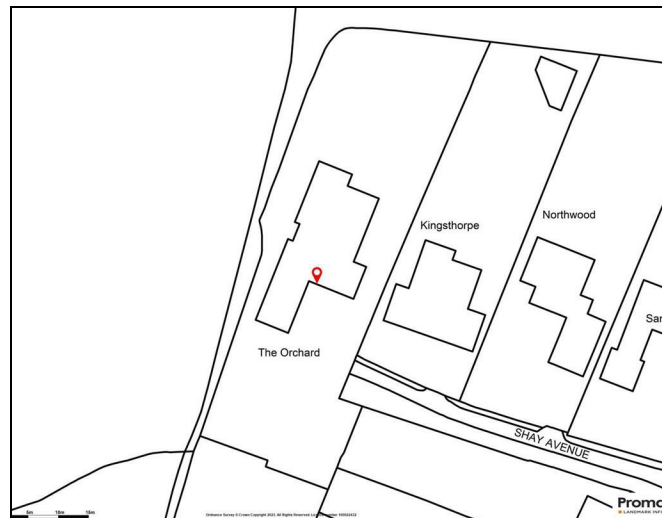


energy efficiency

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 Hale Station, turning right just before the crossing into Victoria Road. At the end of Victoria Road, turn right onto Hale Road continuing for some distance through the traffic lights at the Park Road/Delahays Road junction. Continue towards Hale Barns village and just before the village turn left at Ringway Golf Club into Shay Lane. Continue along Shay, taking a left turning into Shay Avenue and the property will be found directly at the head of The Avenue.



overview

A MAGNIFICENT DETACHED FAMILY HOME STANDING ON A DELIGHTFUL 0.40 ACRE GARDEN PLOT ENJOYING A SECLUDED, SEMI RURAL POSITION AT THE HEAD OF A PRIVATE AVENUE. 5271SQFT

Porch. Hall. Lounge. Living Room. Family Room. Dining Kitchen. Utility. GFWC. Six Double Bedrooms. Four Stunning Bathrooms/Shower Rooms. Extensive Parking. Double Garage. Superb Garden.



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 magnificent, modern Detached family home positioned at the head of a long private Avenue set behind a Gated Entrance and standing on a beautiful 0.40-acre Garden plot in a semi-rural location bordering onto open fields and countryside, affording delightful views from the principal rooms.

The location is secluded and private whilst at the same time being exceptionally convenient, within easy reach of the centre of Hale Barns Centre with Booths Supermarket, 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, which offers approximately 5200 square feet of accommodation is beautifully appointed throughout with exceptionally high-quality internal fixtures and fittings and provides impressive family accommodation with Three beautifully proportioned Reception Rooms to the Ground Floor, in addition to a 500 square foot Dining Kitchen and an appealing outside Dining space.

To the First Floor are up to Six Double Bedrooms, served by Four stylishly appointed Bath/Shower Room facilities, including a Principal Bedroom Suite of Bedroom, Dressing Area and En Suite Bathroom.

Externally, there is a generous Parking Courtyard, in addition to a Double Garage and the Garden areas are laid to the front, side and rear, with the rear Garden having a substantial expanse of lawn and enclosed with mature tall screening affording complete all year-round privacy.

Comprising:

Covered Porch. Spacious Hall with staircase to the First Floor and cloaks cupboard beneath. Access to the Ground Floor Reception Rooms.

500 square foot Lounge with wood flooring, patio doors onto the garden and a hole in the wall fireplace feature.

A connecting Rear Hall leads to a further Living Room creating an ideal entertaining format, with further wood flooring, media housing unit and a bay window to the front.

Family Room, ideal for day-to-day informal living, with patio doors onto the outside dining space and double doors leading through to the:

500 square foot Dining Kitchen which is fitted with an extensive range of wood fronted units with granite worktops over, arranged around a central island unit with breakfast bar. Integrated or freestanding appliances.

Utility Room and Ground Floor WC off.

Large First Floor Landing providing access to the Bedroom Accommodation.

Principal Bedroom with a bay window to the front, walk-through fitted Dressing Area and a stylishly appointed En-Suite Bathroom.

Bedroom Two overlooking the rear garden and En Suite Shower Room.

Bedroom Three overlooking the fields to the side and En Suite Shower Room.

Bedroom Four has a bay window to the front and is equipped as a further dressing room.

Bedrooms Five and Six enjoys garden or field views.

The Bedrooms are further served by the Family Bathroom.

Externally, the property is positioned at the end of a long private Avenue to remote control operated Gated Entrance, to an extensive block paved Driveway providing Parking for a substantial number of vehicles and in turn leading to the Integral Double Garage.

There is access down both sides of the property to the rear Garden, one side provides access to the Rear Hall which was designed to allow outside caterers to access the property from the gardens.

To the opposite side is a substantial timber decked sitting area which borders onto the open fields and this area is accessed principally via the Dining Kitchen. Path and patio areas returns across the back of the house, with the Outside Dining Space accessed via the Family Room, Beyond, the Garden is laid to a substantial expanse of lawn and enclosed within mature borders of trees and plants.

A wonderful garden setting completing this first class family home.

- Freehold
- Council Tax Band H

Approx Gross Floor Area = 5271 Sq. Feet
(exc. Outside Dining) = 489.6 Sq. Metres

