



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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6 Woodhead Drive  
Hale, Altrincham, Cheshire, WA15 9LG



£1,575,000

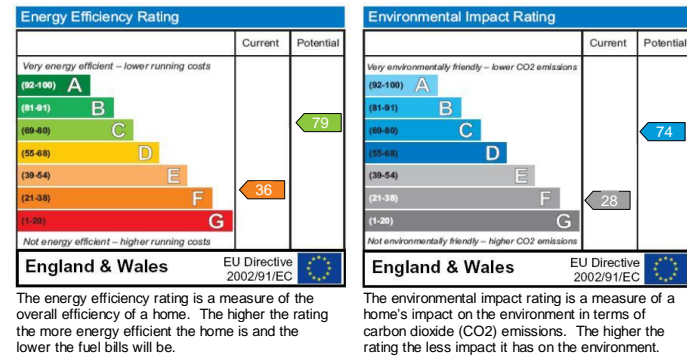
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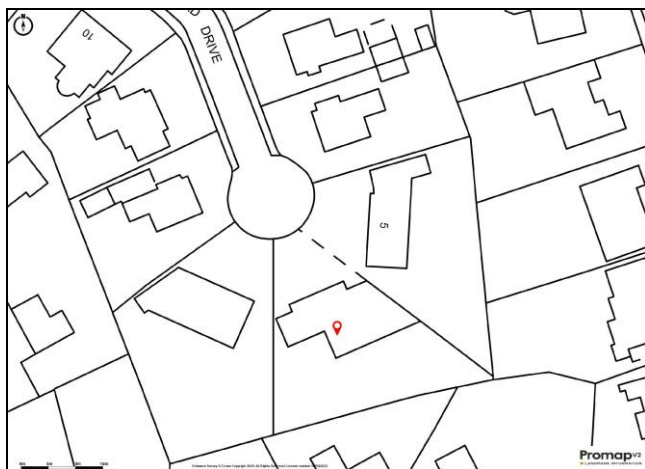
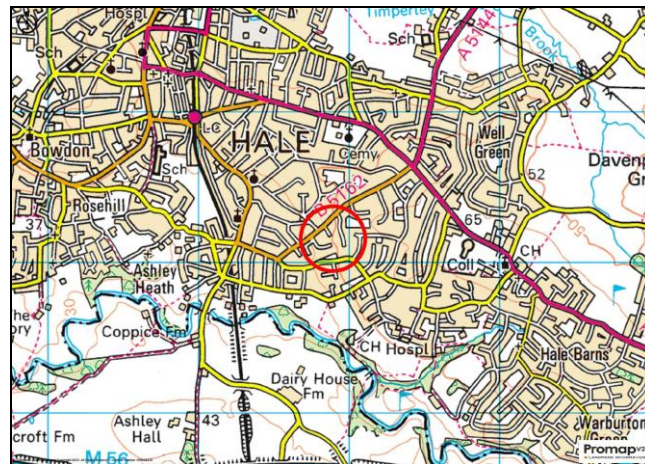
# energy efficiency

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



# location

From Watersons Hale office proceed along Ashley Road in the direction of Ashley and turn left opposite the Wolf Grange Development in to Park Road. Take the second left turn in to the continuation of Park Road and take the fourth turning on the right into Woodhead Drive and the property will be found at the head of the cul-de-sac.



# overview

**A BEAUTIFULLY APPOINTED DETACHED, ON A 0.30 ACRE PLOT, AT THE HEAD OF A CUL DE SAC WITHIN WALKING DISTANCE OF HALE VILLAGE. 3332sqft.**

Porch. Hall. Cloaks. Lounge. Playroom. Stunning 750sqft Open Plan Live In Dining Kitchen. Utility. WC. Five Bedrooms. Three Baths/Showers. Driveway. Garage. Great 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.

For further information or to arrange a viewing of this property please do not hesitate to contact our Hale Office on **0161 941 6633** or via **hale@watersons.net**

# in detail

A beautifully appointed, comprehensively extended and remodelled traditional Detached family home enjoying a lovely head of cul-de-sac position on a 0.30 acre plot on this desirable Drive, within walking distance of Hale Village with its range of fashionable shops, eateries and bars.

The property enjoys accommodation arranged over Two Floors extending to approximately 3400 square feet with the Principal Living Areas all enjoying wonderful aspects of the mature Garden which enjoys a South West facing aspect.

The accommodation is perfectly balanced to meet the needs of the modern family and to the Ground Floor provides a spacious Lounge in addition to a wonderful 750 square foot Open Plan Live In Dining Kitchen with Playroom off and to the First Floor has Five Bedrooms served by Three beautifully appointed Bath/Shower Rooms, Two being En Suite and including a fabulous Principal Bedroom Suite of Bedroom, Dressing Room and En Suite Shower Room.

The Driveway provides extensive off street Parking and leads to the Integral Garage, whilst the plot widens considerably from front to rear to provide a fantastically sized rear Garden.

The property is beautifully appointed with high specification Kitchen and Bathroom fittings and extensive LED lighting throughout and comprises:

Porch. Hall. Cloak Room.

350 square foot Lounge with front and rear Garden aspects.

750 square foot Live In Dining Kitchen with three sets of multi folding doors giving access to and enjoying wonderful aspects of the Garden, with an additional atrium skylight window feature. Within the Living Area there is a glass fronted, dancing flame fireplace feature.

The Kitchen is fitted with a range of traditional style painted wood finish units with Silestone worktops over arranged around a central island unit with integrated appliances by Hotpoint, Siemens, Bosch and Neff include, larger fridge and freezer units, dishwasher, double ovens, microwave, coffee machine, induction hob and extractor fan.

Off the Live In Dining Kitchen double doors lead to an adjacent Playroom and a further door leads to a fitted Utility Room.

Ground Floor WC.

First Floor Landing serving Five Bedrooms and the Family Bathroom.

Principal Bedroom Suite of Bedroom, Dressing Room and En Suite Shower Room with the Bedroom Area having French doors and windows opening on a Juliette Balcony and enjoying aspects of the Garden. There is a walk through 'his and her' fitted Dressing Room and the Bedroom is served by a stylishly appointed En Suite Shower Room with an open wet room style shower area, 'his and her' wash hand basins and WC.

Bedroom Two overlooks the rear Garden and has an En Suite Shower Room.

Bedroom Three overlooking the rear.

Bedroom Four and Five both positioned to the front.

The Bedrooms are further served by the Family Bathroom, stylishly appointed with a large feature corner bath.

Externally, the front of the property is approached via a cobble style Driveway which widens to provide extensive off street Parking and in turn leads to the Integral Garage.

There is access down the side of the property to the rear Garden. This is of a fantastic size with a large paved patio returning across the whole of the back of the house, accessed via the Live In Dining Kitchen and the Lounge. Beyond, the Garden is laid to a large expanse of lawn with mature hedge borders and timber fence enclosure.

There is a further raised Garden area upon which there is a useful Garden Room/Home Office.

This wonderful Garden setting completes this first class family home in a most desirable location.

