



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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80 Chapel Lane

Hale Barns, Altrincham, Cheshire, WA15 0BH



£950,000

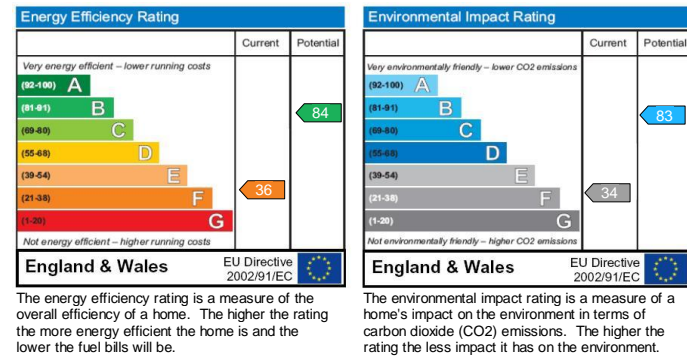
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energy efficiency

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



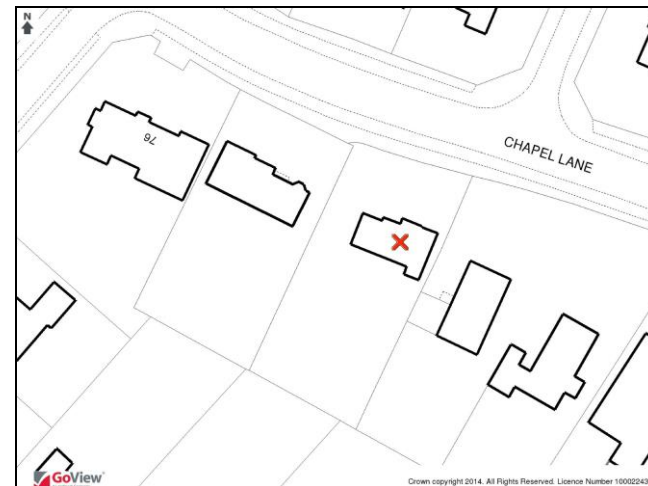
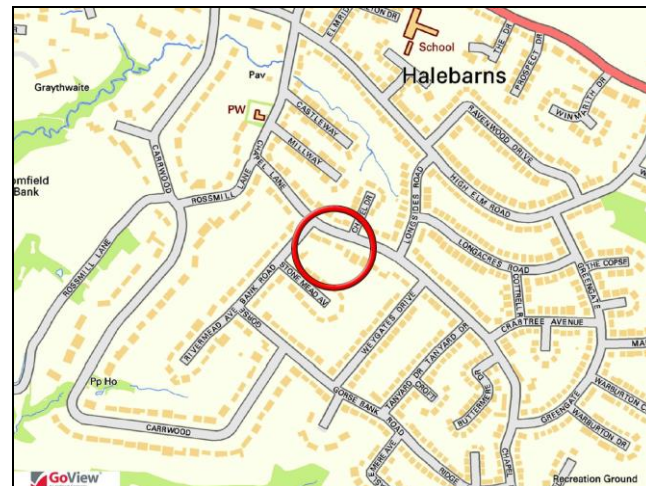
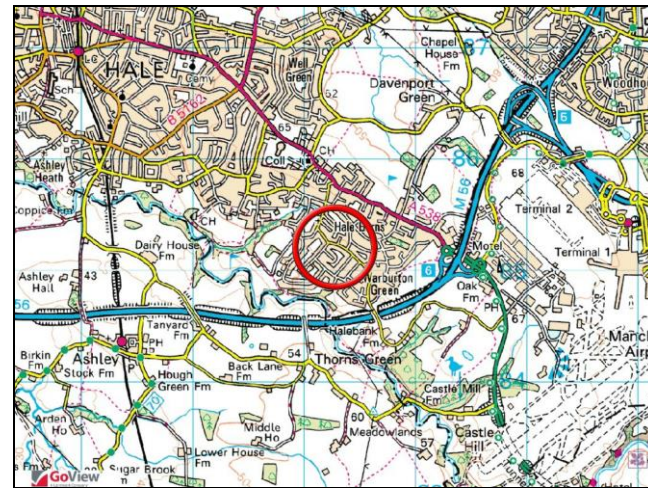
overview

AN ATTRACTIVE DETACHED ON A TRULY BEAUTIFUL 0.24 ACRE PLOT WITH ENORMOUS SCOPE TO REDEVELOP SUBJECT TO CONSENTS. 1843sqft.

Porch. Hall. Lounge. Conservatory. Dining Room. Breakfast Kitchen. Utility. Three Bedrooms. Two Bathrooms. Garage. Amazing Gardens.

location

From Watsons Hale Office, proceed along Ashley Road, in the direction of St Peters Church, taking the fifth left turning opposite the former Bleeding Wolf Pub into Park Road. Continue along Park Road, past the shops on the right and the road becomes Arthog Road. Continue along Arthog Road following the road to the right and to the left into Bankhall Lane. At the Triangle, turn right into Broad Lane and follow the road to the left where it becomes Hawley Lane. Continue along Hawley Lane to the mini roundabout and turn right into Chapel Lane. At the T-junction, turn right into the continuation of Chapel Lane, following the road to the left and the property will be found on the right hand side.



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

An immaculately presented Detached property with accommodation extending to approximately 1700 sq ft arranged over Two Floors and standing on a quite beautiful 0.25 acre mature Garden plot at the favoured end of Chapel Lane. As such, the property offers enormous potential for substantially extending or redeveloping altogether, subject to any necessary consents.

Indeed, planning permission was granted in 2007 for complete demolition and redevelopment of the property to create a two storey house of approximately 5000 sq ft, although this planning consent has now lapsed. Plans are however available on request. In addition, prior to that date planning had also been approved for extending the property.

As it stands the property is most attractive and offers Two Reception Rooms to the Ground Floor in addition to the Breakfast Kitchen and Conservatory, and Three Bedrooms to the First Floor served by Two Bathrooms, One being En Suite to the Principal Bedroom.

The property is well positioned within walking distance of Elmridge School, Hale Barns Square (under redevelopment) Shay Lane/Wicker Lane Synagogue, Holy Angels RC Church and Hale Barns is convenient in particular for access to the M56 and M6 motorway networks and the Airport.

An internal inspection will reveal:

Covered Porch with quarry tiled base and wood panelled entrance door to the 10'5" x 9'4" Hall with modern wood laminate flooring, a spindle balustrade staircase with storage cupboard beneath turning to the First Floor. Double glazed UPVC frame window to the front with inset leaded stained glass windows. Paned doors give access to Two Reception Rooms and the Breakfast Kitchen.

16' x 13'10" Lounge including Inglenook, a delightful through room with leaded double glazed UPVC frame window to the front, an arch opening to the side Inglenook housing a tiled fireplace surround with inset open grate fire and flanked by four beautiful leaded stained glass windows.

French doors with side windows lead to the 10'6" x 8'3" Conservatory, of double glazed UPVC frame construction with windows and French doors enjoying wonderful views of and giving access to the beautiful Gardens.

13'2" x 9'11" Dining Room with a leaded double glazed UPVC frame window to the front.

20'9" x 9'11" Breakfast Kitchen with two double glazed UPVC frame windows enjoying lovely views of the Gardens with ample space for a breakfast table and chairs and fitted with a range of timber fronted units with worktops over, an inset one and a half bowl single drainer sink unit, inset five ring halogen hob and further gas hob, integrated oven, floor mounted central heating boiler, plumbing for a dishwasher and space for further appliances such as a tall fridge freezer unit.

Paned door to the Rear Porch, of double glazed UPVC frame construction with tiled floor and windows overlooking the Gardens with a door leading to the same.

Door to the 8' x 8' Utility Room with a window to the rear, built in base and wall cupboards and worktop, sink unit, space for a washing machine and dryer. Courtesy door to the Garage.

10'9" x 10'5" First Floor Landing with a leaded double glazed UPVC frame window to the front and with a spindle balustrade around the staircase opening. Doors give access to Three Bedrooms and the Family Bathroom.

13'6" x 10'10" Bedroom One with a double glazed UPVC frame window enjoying a wonderful Garden aspect.

Door with steps down to the 16'3" x 5'8" (overall measurements) En Suite Bathroom with deep recess under the eaves, opaque double glazed UPVC frame window to the rear and fitted with a white suite providing a bath, WC and wash hand basin.

16' x 10'10" Bedroom Two, a through room with double glazed UPVC frame windows to the front and rear and with extensive built in wardrobes and bedside tables.

10'9" x 9' Bedroom Three with a leaded double glazed UPVC frame window to the front and built in wardrobes.

The Bedrooms are further served by the 9'6" x 8'9" Family Bathroom, with two opaque double glazed UPVC frame windows to the rear and fitted with an Indian Ivory suite with chrome fittings, providing: a bath, wash hand basin, WC and shower cubicle with thermostatic shower. Airing cupboard housing the hot water cylinder. Tiling to the part height of all walls.

Externally the front of the property is approached via a driveway providing ample off street Parking and in turn leads to the 21'2" x 8'8" Attached Single Garage with 'up and over' door, window to the side and courtesy door to the house.

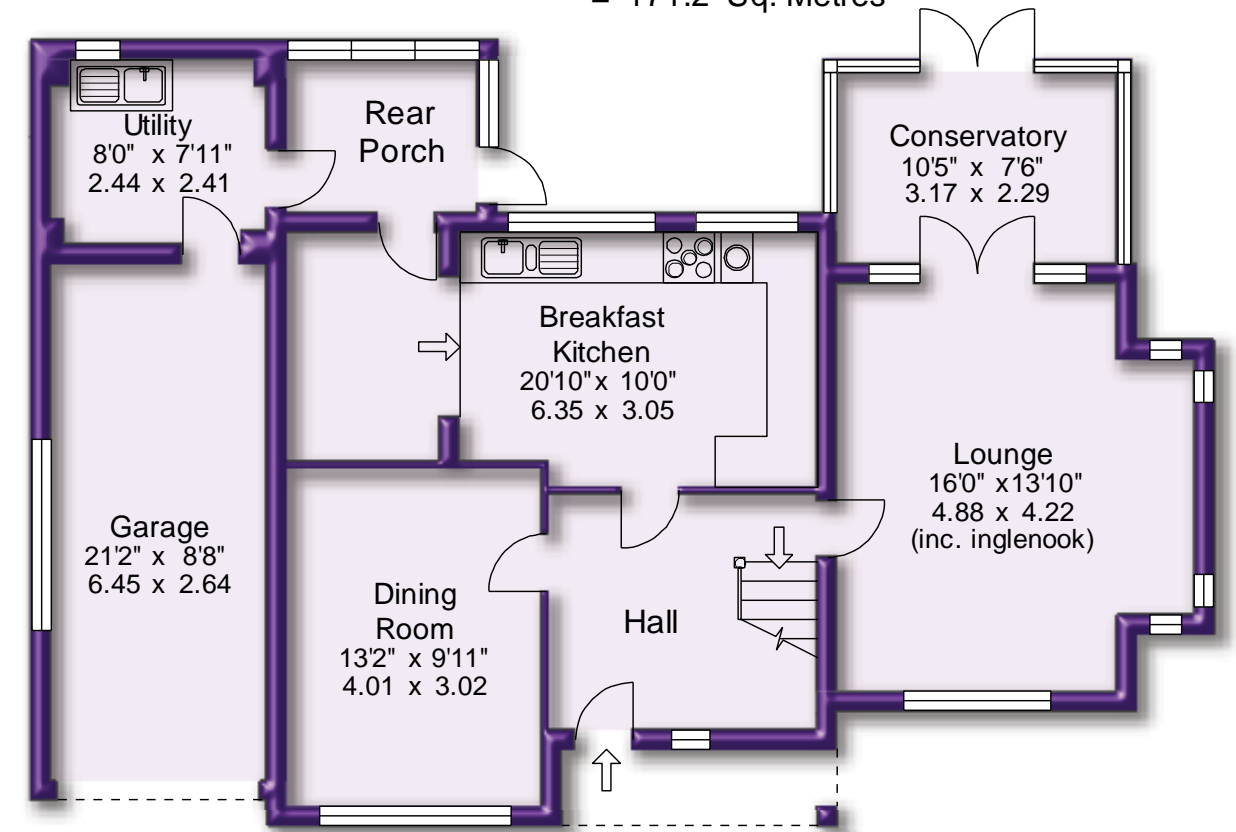
The Gardens to the property are without doubt one of the most exciting features, with the property being well set back from the road by way of a grass verge and deep Garden frontage and with tall, mature beech hedging providing screening.

The front Garden has a large expanse of lawn retained within beautifully stocked borders with a variety of flowering shrubs, bushes and plants with the lawn returning down the side of the property, again enclosed with deep borders.

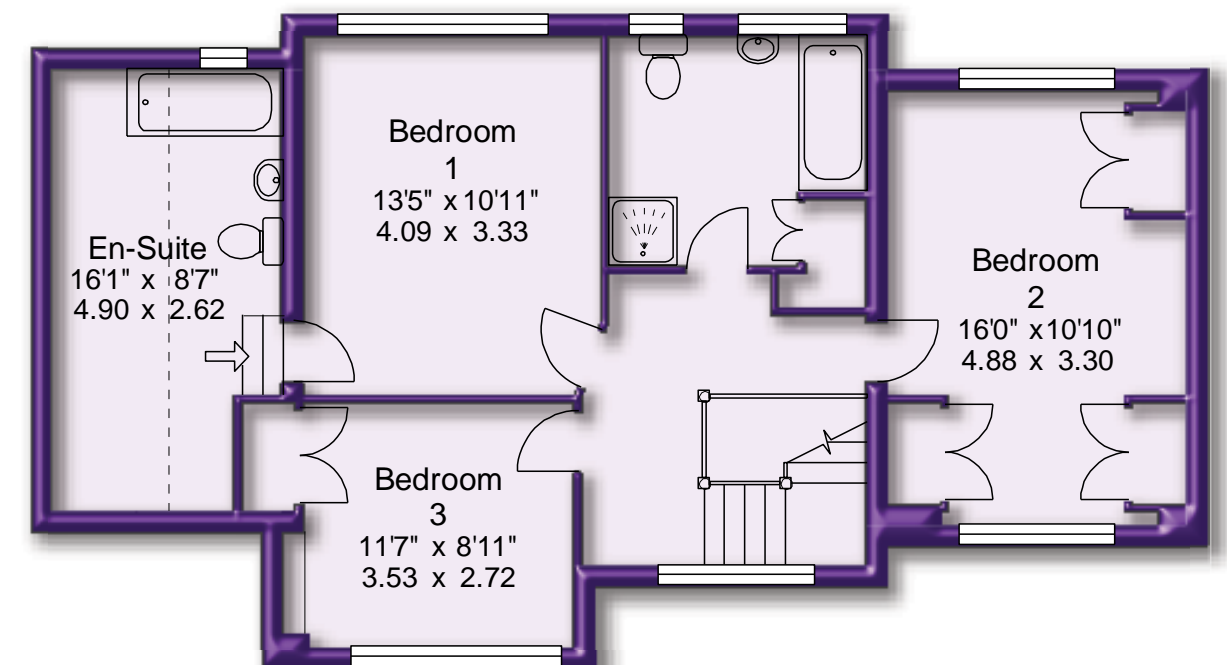
This then opens up to the Rear Garden which is of a wonderful size and has a block paved path and Patio area returning across the back of the house, accessed via the French doors from the Conservatory. These areas are retained within deep borders and beyond this the Garden is laid to a substantial expanse of lawn, again with beautifully stocked borders with shrubs, bushes, fruit trees and plants and is not directly overlooked at all. There is a backdrop of substantial trees within the boundaries of this and neighbouring properties, creating privacy and a most appealing outlook. Compost area. Timber shed. A truly beautiful Garden setting.

The Garden enjoys a directly South West facing and therefore enjoys sun throughout the day and into the evening.

Approx Gross Floor Area = 1843.5 Sq. Feet
= 171.2 Sq. Metres



Ground Floor



First Floor