



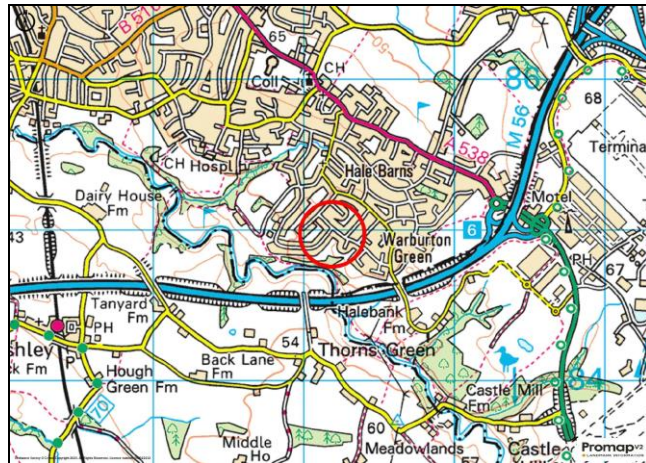
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INDEPENDENT ESTATE AGENTS

location

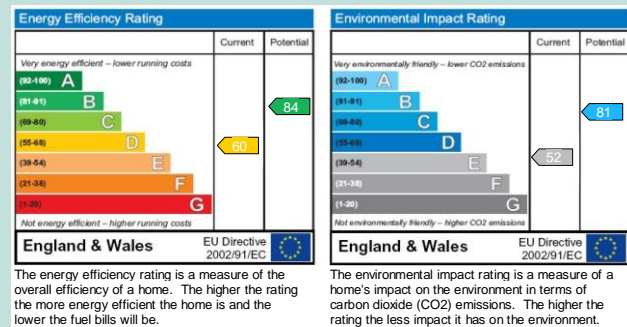


From Watersons Hale Office, proceed along Ashley Road, in the direction of St Peters Church, taking the fifth left turning opposite the former Bleeding Wolf Pub into Park Road. Continue along Park Road, past the shops on the right and the road becomes Arthog Road. Continue along Arthog Road following 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, take the next right turning into Carrwood and proceed along for some distance where property will be found on the right hand side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).



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.



WATERSONS

INDEPENDENT ESTATE AGENTS

98 Carrwood Hale Barns, Altrincham, Cheshire, WA15 0ES



A WONDERFUL OPPORTUNITY TO ACQUIRE A DETACHED BUNGLAOW LOCATED ON HALE BARNS' MOST PRESTIGIOUS ROAD, ON A 0.25 ACRE PLOT WITH CONSIDERABLE POTENTIAL TO REDEVELOP STP. 1476sqft.

Hall. Two Receptions. Garden Room. Kitchen. Two Bedrooms. Bathroom. WC. Driveway. Garage. Gardens. No Chain.

“ An exceptional opportunity, offered for sale with no chain ”

Guide Price: £900,000

in detail



An exceptionally rare opportunity to acquire this double fronted Detached Bungalow in need of complete modernisation and standing on a 0.25 acre Garden plot, on what is regarded as Hale Barns most prestigious Road.



The location of the property is within walking distance of Hale Barns Village Centre 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.

There is considerable potential to renovate, remodel and improve, or redevelop altogether, subject to any necessary planning consents, as evidenced with the majority of properties on Carrwood.

The Vendors have obtained architects opinion in that the property could be redeveloped to anywhere between 3000-5000 square feet over Two or Three Floors, again subject to any necessary consents.

The property is currently positioned towards the rear of the plot and as such the majority of the Garden is to the front, and if someone was looking to redevelop then it may also involve repositioning the footprint of the property further forward.

Property prices on Carrwood are upwards of £1,500,000 to £4,000,000 for redeveloped properties and whilst this is a smaller plot than others, there is clearly considerable potential to add value.

Alternatively, an incoming purchaser may wish to retain and modernise the existing Bungalow which has accommodation extending to approximately 1500 square feet comprising:

Porch. Hall. Cloaks cupboard.

Lounge with bay window opening to the Dining Area.

Garden Room.

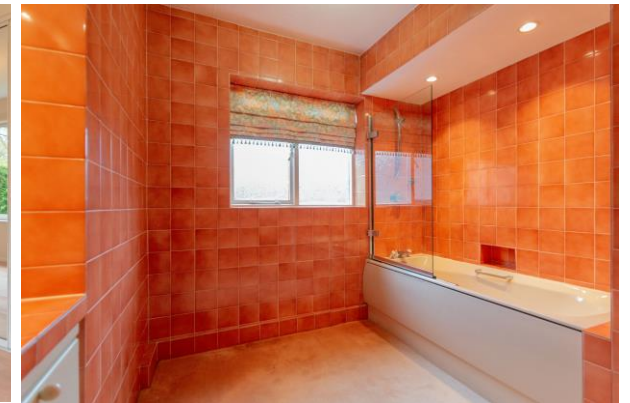
Kitchen overlooking the front.

Two Double Bedrooms to the rear with built in wardrobes.

Bathroom. Separate WC

A Driveway leads to the attached Single Garage.

The front Garden is laid to a deep area of lawn, enclosed with stocked borders and mature hedging. There is access down both sides of the property to the rear Garden which affords a high degree of privacy with tall conifer and laurel hedging and a further area of lawn.



Approx Gross Floor Area = 1476 Sq. Feet
= 137.1 Sq. Metres

