



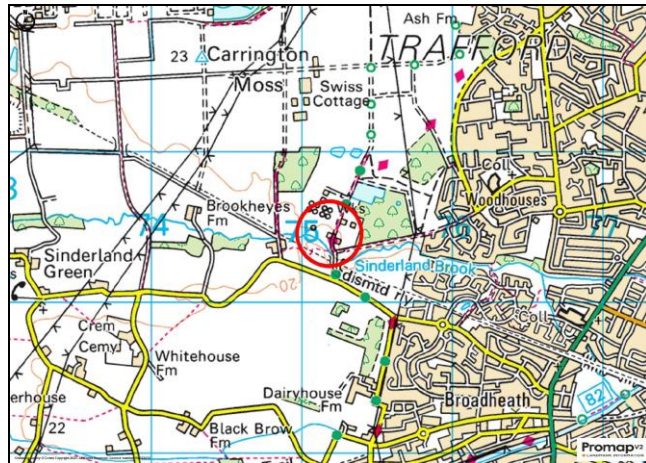
**HALE OFFICE:**  
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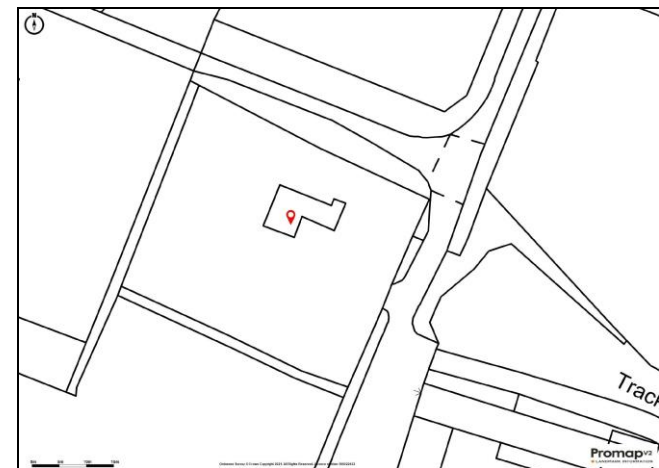


INDEPENDENT ESTATE AGENTS

# location

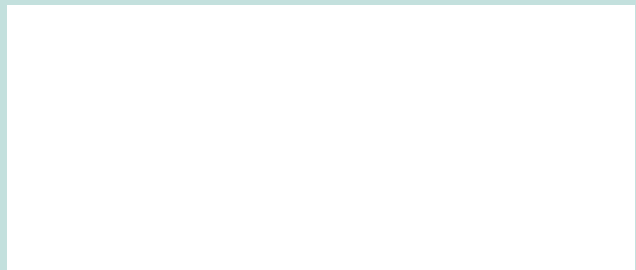


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights continue straight across into Barrington Road to the next set of traffic lights and then turn right onto the main A56 Manchester Road. Continue along Manchester Road for some distance and then turn left at the traffic lights into Sinderland Road. Proceed along for some distance continuing straight across two mini roundabouts, passing Broadheath Primary School and Waitrose Supermarkets on the right. Take a right turn into Woodcote Road and follow the road along where the property will be found after a short distance on the left 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

## Woodcote Farm Woodcote Road Off Sinderland Lane, Dunham Massey, Altrincham Cheshire, WA14 5TB



**A UNIQUELY LOCATED DETACHED FAMILY HOME, WITH PLANNING TO EXTEND, ON A WONDERFUL 0.50 ACRE GARDEN PLOT IN A SEMI RURAL LOCATION OFF SINDERLAND LANE. 1988sqft.**

Hall. Lounge. Dining Room. Kitchen. Utility Room. Four Bedrooms. Two Baths/Showers. Extensive Parking. Double Garage. Great Gardens

“ A most individual property ”

**£595,000**



A genuinely unique opportunity to acquire this extended, double height, bay fronted traditional Detached former Farmhouse, uniquely positioned on a 0.50 acre plot in a semi-rural location bordering open fields. Approached via a long private road, well set back from Sinderland Road the property stands alone in this little known location.



The nature of the position of the property renders it to offer fantastic value for money for the space on offer with existing family accommodation arranged over Two Floors extending to approximately 2000 square feet including the Double Garage providing Two spacious Reception Rooms, Kitchen and Conservatory to the Ground Floor and Four Bedrooms to the First Floor served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

In addition, the property has benefited from planning permission for a substantial single storey side and rear extension, designed to maximise the orientation towards the beautiful Garden plot and thus the property is offered for sale with fantastic potential to enhance further.

The Garden plot really is quite remarkable with substantial areas of lawn enclosed with mature privet hedging with a backdrop of substantial trees within the boundaries of this and neighbouring land providing a most delightful outlook and excellent screening in the appropriate months.

Comprising:

Hall.

280 square foot Living Room with bay window to the front and window to the rear.

Dining Room overlooking the front.

Kitchen with side and rear aspects and fitted with a range of laminate fronted units. Access to the attached Conservatory.

Utility Room and WC with plumbing for a washing machine.

First Floor Landing.

Principal Bedroom One with wonderful aspects via windows to the front and rear elevations and served by the:

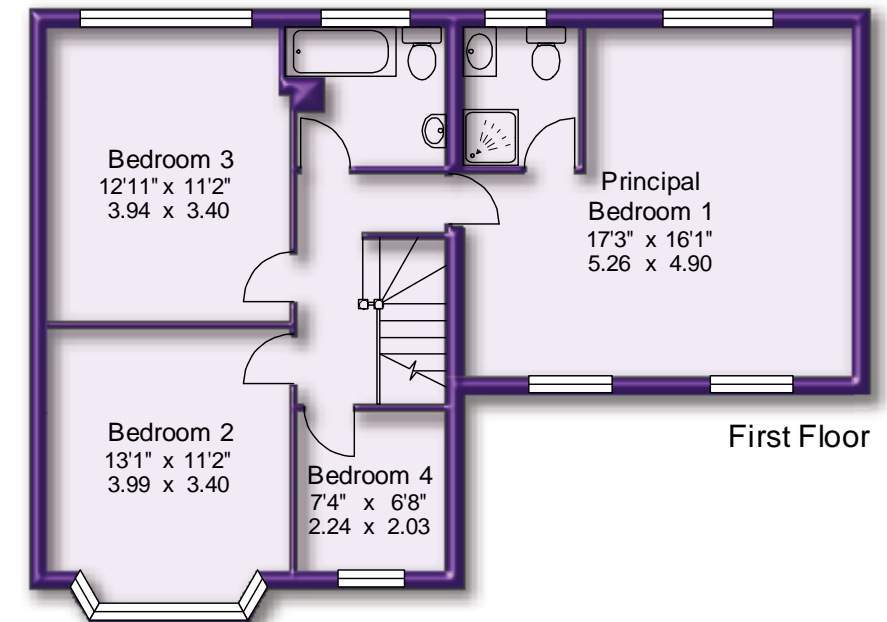
En Suite Shower Room fitted with a white suite and chrome fittings, of shower cubicle, WC and wash hand basin.

Bedroom Two with a bay window enjoying a lovely aspect to the front.

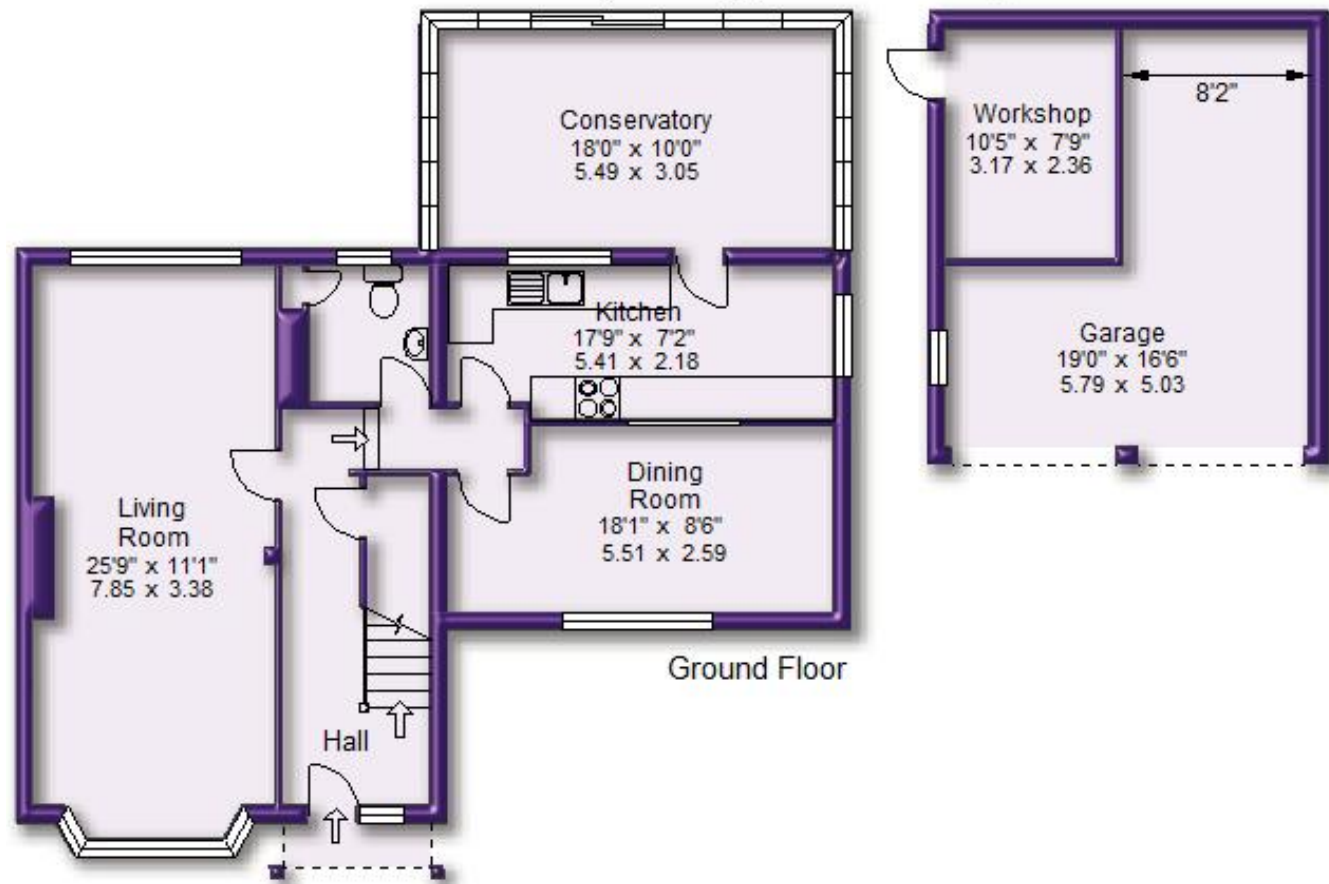
Bedroom Three overlooking the rear.

Bedroom Four is a Single Room also to the front.

The Bedrooms are further served by the Family Bathroom also fitted with a white suite and chrome fittings, comprising of a bath with shower over, wash hand basin and WC.



Approx Gross Floor Area = 1988 Sq. Feet  
 (inc. Garage) = 184.6 Sq. Metres  
 Approx Gross Floor Area = 1675 Sq. Feet  
 (exc. Garage) = 155.6 Sq. Metres



# in detail



Externally, a Driveway provides extensive off street Parking for a large number of vehicles and in turn leads to the Detached Double Garage.

The Gardens are laid to all four sides of the property, principally to the front and side, with large expanses of lawn interspersed with mature bushes, plants and mature privet hedge and fence enclosure.

UPVC double glazing. Oil fired central heating.

A most individual property ready to move into but with wonderful potential.

