



2B BROADWAY, HALE
CHESHIRE, WA15 0PQ

John N
Hilditch & Co

Ground Floor
216.5 sq.m. (2330 sq.ft.) approx.



First Floor
193.7 sq.m. (2085 sq.ft.) approx.



TOTAL FLOOR AREA: 410.2 sq.m. (4415 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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2B BROADWAY HALE



Located on one of the most prestigious roads in Hale, this house offers excellently proportioned family accommodation sitting in a generous plot.

Briefly the accommodation, which has been extended and refurbished by our clients, comprises a welcoming L shaped entrance hall, whilst the focal point and centre piece of the accommodation is a fabulous breakfast kitchen with an informal dining area. Completing the ground floor is a utility room, good sized living room separate dining room and sitting room plus an office and downstairs cloakroom.

At first floor level leading from a galleried landing is a master bedroom with en-suite, four further bedrooms, and two further bathrooms.

This property also benefits from a substantial double garage and ample forecourt parking, all set behind an impressive electronically gated entrance.

FIRST FLOOR & LANDING

MASTER BEDROOM 21'4" x 17'1" (6.50 x 5.20)
EN-SUITE
BEDROOM TWO 19'8" x 16'9" (6 x 5.10)
BEDROOM THREE 16'5" x 13'1" (5 x 4)
BEDROOM FOUR 12'10" x 12'2" (3.90 x 3.70)
BEDROOM FIVE/GYM 15'1" x 12'2" (4.60 x 3.70)
BATHROOM
WET ROOM

EXTERNALLY

DOUBLE GARAGE 21'8" x 17'1" (6.60 x 5.20)



The rear gardens are well proportioned and form a mature backdrop providing additional privacy. Of particular note is a beautifully constructed oak gazebo which provides an excellent alfresco dining opportunity.

Broadway sits more or less equi distant between Hale and Hale Barns. Hale with its fashionable shops and restaurants is complemented by Hale Barns with its re-built precinct and Altrincham town centre is five to ten minutes drive. The urban motorway network and International Airport are close at hand.

This is a rare opportunity to acquire a property on Broadway which has consistently been described as one of the most prestigious roads outside London.

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band "

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



DIRECTIONS

From the centre of Hale proceed along the main Hale Road through the first set of traffic lights, turning third right into Broadway where the property will be found on the right.

GROUND FLOOR

RECEPTION HALL

WC

CLOAKS

OFFICE 14'9" x 9'6" (4.50 x 2.90)

UTILITY ROOM 14'9" x 6'11" (4.50 x 2.10)

BOILER ROOM

KITCHEN/BREAKFAST ROOM 27'11" x 26'7" (8.50 x 8.10)

LIVING ROOM 21'8" x 16'9" (6.60 x 5.10)

DINING ROOM 16'5" x 11'6" (5 x 3.50)

SITTING ROOM 16'5" x 13'1" (5 x 4)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

