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 CHESHIRE M33 7XA  
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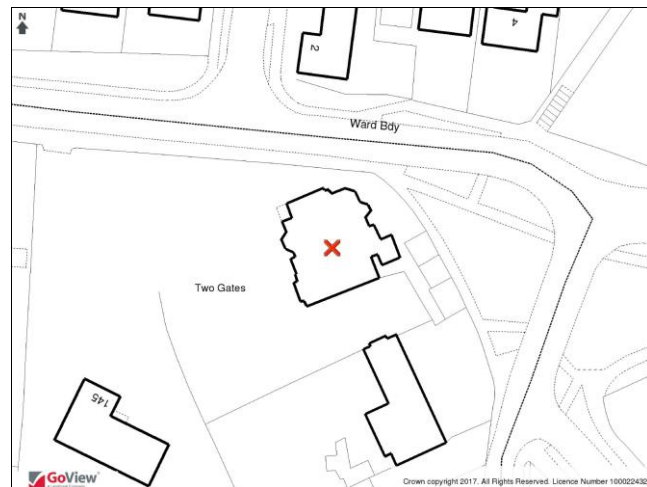


INDEPENDENT ESTATE AGENTS

# location

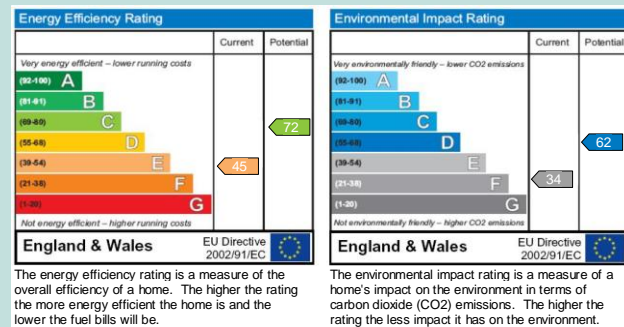


From Watersons Hale Office proceed along Ashley road in the direction of Hale Station. Continue over the crossings into the continuation of Ashley Road. At the next set of traffic lights proceed straight across into Stamford Road continuing to the top and turning right at the Griffin and Stamford Arms public houses into The Firs. Take the second left turning into St. Margarets Road. At the end of St. Margarets Road turn left onto the main A56 Dunham Road. Take the second right turning in to Highgate Road and proceed for the full length of the road which becomes Gorsey Lane. Proceed to the end of Gorsey Lane and at the mini roundabout turn left onto Oldfield Road. The driveway to the property will be found 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 the 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.



INDEPENDENT ESTATE AGENTS

# Two Gates, Oldfield Road Altrincham, Cheshire, WA14 4HX



**A REMARKABLE DETACHED HOME OF ENORMOUS CHARACTER, CARED FOR BUT WITH SCOPE TO IMPROVE ON A 0.45 ACRE PLOT. 6400sqft.**

Halls. Cloaks/WC. Four Receptions. Breakfast Room. Kitchen. Utility. Six Bedrooms. Three Bathrooms. Cellars. Outbuilding/Detached Cottage. Great Gardens.

*“ This truly wonderful property offers enormous scope and the opportunity to acquire a piece of local history ”*

**£1,150,000**



# in detail



A truly remarkable Detached family home steeped in history with high gabled black and white timbered elevations and standing on a wonderful south facing garden plot extending to approximately 0.45 of an acre.

The property has been well cared for, retaining the wealth of original features yet at the same time offers scope for the incoming purchaser to update and improve.



There is extensive oak panelling, wide bay windows, generous ceiling heights, impressive fireplaces and a carved spindle balustrade staircase.

All principal reception rooms and bedrooms are designed to enjoy the south facing aspect over the lovely gardens which are totally private and not overlooked.

In addition to the main house which extends to approximately 5800 square feet there is a Detached 630 square feet Cottage/Outbuilding with scope to convert to additional accommodation.

The location is supremely convenient, within the catchment area for Altrincham Boys and Girls Grammar Schools, with John Leigh park and the Trans Pennine Trail on the doorstep, within walking distance of Altrincham Town Centre, the Metrolink and the popular Market Quarter, country walks towards Dunham Park and easy access to the M56/M6 motorway networks.



The accommodation provides space ideal for even the largest of families.

Comprising:

Hall and Long Hall. Cloakroom. WC. Lounge. Dining Room. Study. Family Room. Breakfast Room. Kitchen. Utility Room.

To the First Floor and Six Bedrooms and Three Bathrooms including Principal and Guest Bedrooms Suites, fitted Walk In Wardrobe and a Nursery Bedroom.

There is also a useful First Floor Kitchen.

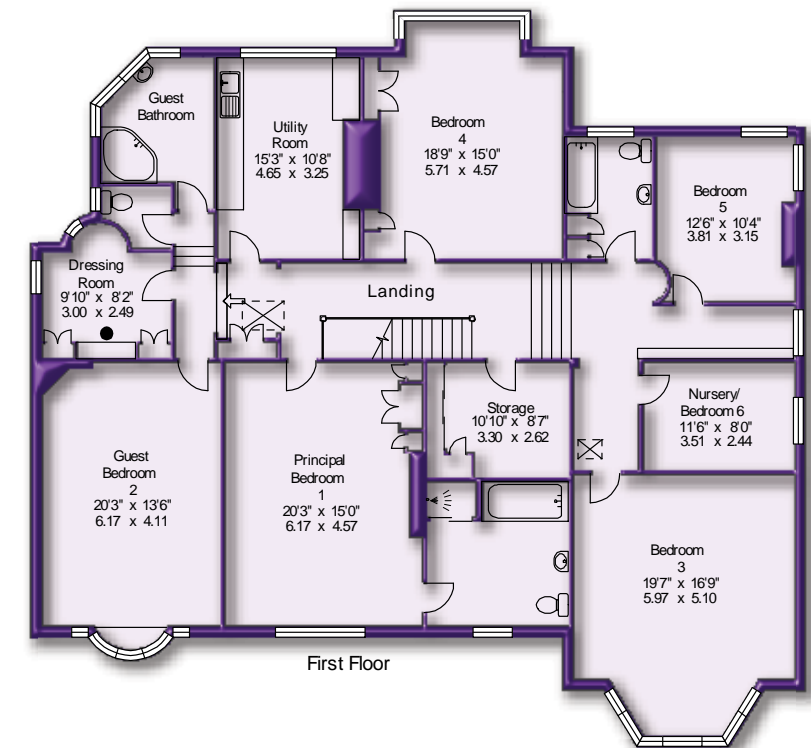
Lower Ground Floor cellars offer scope to convert.

Externally a long sweeping Driveway opens up to a parking area to the front of the house in addition to parking screened behind mature conifers.

The Gardens wrap around the property with the principal Garden areas laid to a large expanse of lawn and facing south, with stone paved ornamental gardens and patios to one side.

Adjacent to this area is the Outbuilding/Cottage, likely to have originally been stables and or staff quarters but offering scope to create a Guest Suite or Garden Rooms subject to consents.

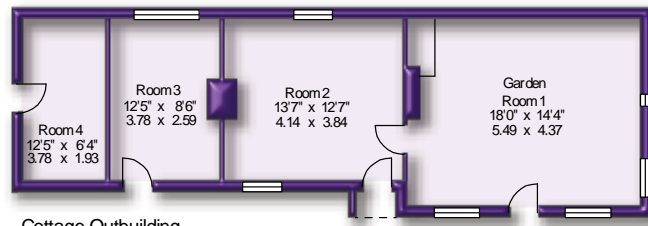
This truly wonderful property offers enormous scope and fantastic value for the space on offer and for the opportunity to acquire a piece of local history.



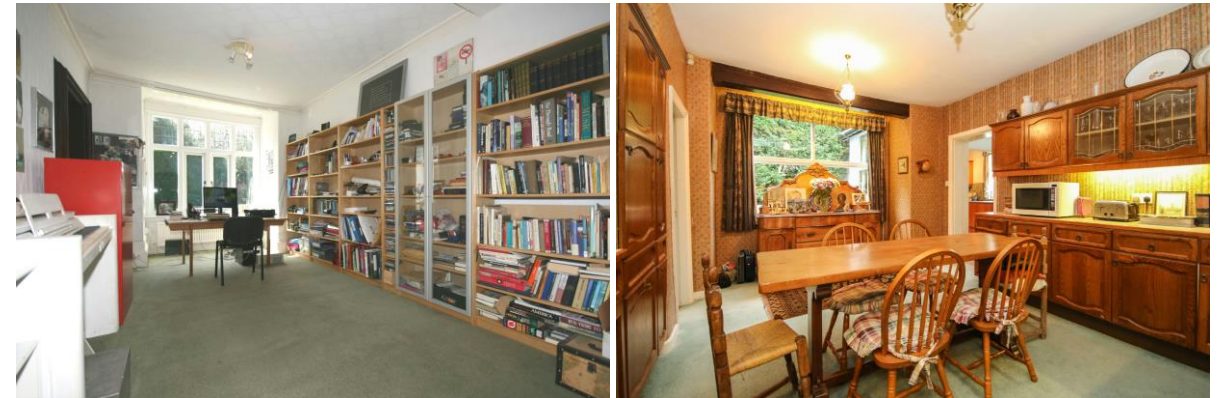
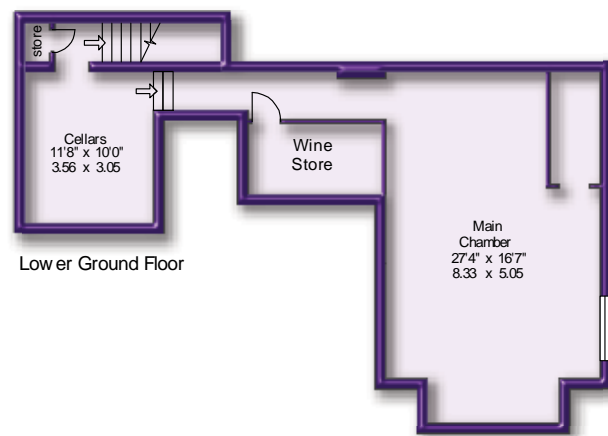
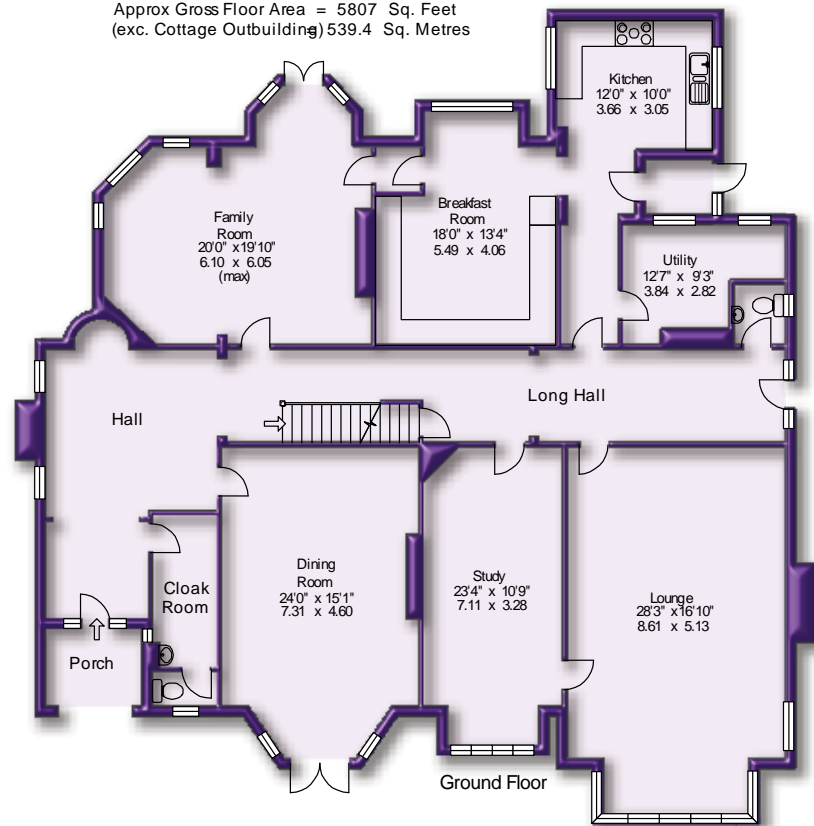


# in detail

Approx Gross Floor Area = 629 Sq. Feet  
= 58.4 Sq. Metres



Approx Gross Floor Area = 5807 Sq. Feet  
(exc. Cottage Outbuilding) 539.4 Sq. Metres





# in detail

