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2 Hall Drive, Woodside, Alkrington



- Colonial Style Three Bed Detached Bungalow Set Within An Approximate Half Acre Plot
- Uniquely Designed Incorporating Ground Floor Cellars Following the Upper Ground Footprint
  - Enclosed 30 Foot Veranda / Two Reception Rooms / Dining Kitchen / Utility And Pantry
  - Wet Room / Separate W.C / Large Boarded Loft Area With Potential To Convert
  - Substantial Carriage Driveway / Mature Lawned Gardens To Three Sides

£695,000



Unique Colonial style detached bungalow constructed circa 1920's which has been almost exclusively owned within the same family throughout. Set on a large plot of almost half an acre, retaining many of its original features alongside modernisation such as new kitchen and bathroom (approx 10 years ago) and improvements to the structure such as new roof, partial re-wire, glazing all within the last 10 years. More recently having the advantage of a new combi boiler (2024). This distinctive and impressive property currently benefits from three bedrooms however there is ample potential to develop significantly within its current footprint. For instance the cellars accessed externally follow the upper ground floor footprint and subject to building regulations could be incorporated into the living accommodation. In addition the very spacious loft area is fully boarded which again subject to planning could accommodate further bedrooms and bathrooms. Currently comprising of a grand entrance comprising of a wide brick stepped approach to the living accommodation, which opens onto an enclosed 30 foot veranda, which in turn leads through a vestibule into the dining room which leads to a large bay fronted lounge, inner hallway, dining kitchen, utility and pantry areas along with the three bedrooms, three-piece wet room and a separate W.C. Externally the grounds are substantial which incorporate an exceptionally large carriage driveway with mature lawned gardens to the front, side and rear and access to the cellars which combines with the large double garage. Situated in one of the most prestigious roads on the 'Woodside' of Alkington ideal for access to the picturesque local nature reserve 'Alkington woods'. Also convenient for local shops and facilities, a good selection schools, transport links and the M60 motorway network. Condition of the sale the buyer agrees to a Positive Covenant in the Transfer document to prevent the buyer building more property on the land.

### GROUND FLOOR

#### CELLARS

Walk in cellars accessed from the driveway follow the footprint of the main property affording excellent potential (subject to planning) to incorporate into the main living accommodation which also has a large double garage opening out to the carriage driveway.

#### ENTRANCE

A grand brick stepped entrance leads from the ground floor to the upper ground living accommodation, which opens directly onto a large enclosed veranda.

#### ENCLOSED VERANDA

9.35m x 2.81m (30'8" x 9'2")

Side aspect with feature stained glass windows, carpet flooring and coving. (There is "Terrazo" flooring under the carpet).



#### VESTIBULE

An enclosed vestibule leads from the veranda, with a marble step, into the dining room.

#### DINING ROOM

5.21m x 4.42m (17'1" x 14'6")

Front aspect with open fire set within stone fire surround, recessed light fitting, coved ceiling, carpet flooring and radiator. Sliding doors lead to the lounge and separate access to the inner hallway.



#### LOUNGE

6.74m x 3.37m (22'1" x 11'0")

Front aspect with a large grand bay, featuring panelled and coved ceiling, carpet flooring, T.V point and two radiators. Access to kitchen.



#### INNER HALL

Large inner hallway with original "Parquet" flooring, radiator and integrated cupboards.

#### DINING KITCHEN

5.21m x 4.66m (17'1" x 15'3")

Spacious dining kitchen with a range of wall and base units incorporating a central island with fitted cupboards below, one and half bowl stainless steel sink, "AEG" induction hob with stainless steel extractor above, built in double electric oven, tiled flooring and radiator. Access to a "walk in" pantry and utility area which in turn has external access.





**BEDROOM 1**

4.20m x 4.12m (13'9" x 13'6")

Rear aspect with fitted wardrobes, vanity unit with fitted cupboards below, coved ceiling, carpet flooring and radiator.



**BEDROOM 2**

4.68m x 3.82m (15'4" x 12'6")

Rear aspect with vanity unit and cupboards below, coved ceiling, T.V point, picture rail and radiator.



**BEDROOM 3**

4.41m x 2.67m (14'5" x 8'9")

Rear/side aspect with fitted base units and wardrobes, picture rail, carpet flooring and radiator.

**WET ROOM**

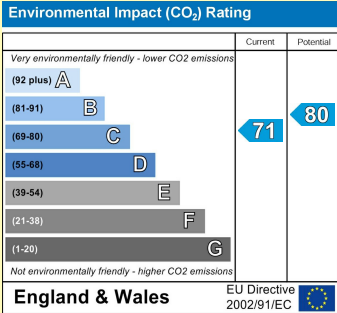
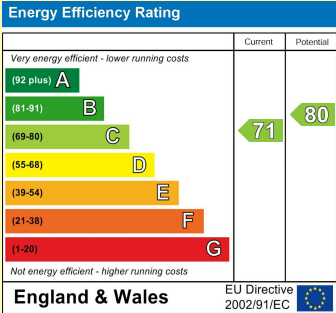
Three-piece wet room comprising of shower, vanity wash-basin with fitted cupboards below, bidet, fully tiled walls, spotlights and heated towel rail.

**W.C**

Separate low-level W.C.

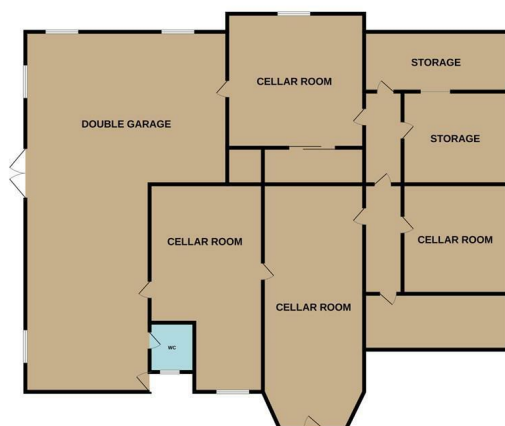
**OUTSIDE**

Externally the grounds are substantial which incorporate an exceptionally large carriage driveway with mature lawned gardens to the front, side and rear and access to the cellars which combines with the large double garage.



PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR  
1748 sq.ft. (162.4 sq.m.) approx.



UPPER GROUND FLOOR  
1826 sq.ft. (169.6 sq.m.) approx.



#### THREE BED DETACHED BUNGALOW

TOTAL FLOOR AREA : 3574 sq.ft. (332.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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