



Langham Road, Bowdon, WA14
Offers in the Region of £850,000



Property Features

- **Stunning Three Double Bedroom End of Terrace House**
- **Grade Two Listed Georgian House**
- **2133 Sq. Ft. of Living Space**
- **Period Features Throughout**
- **Chain Free Sale**
- **Off-Road Parking for Two Vehicles**
- **Converted Basement**
- **Private Rear Garden**
- **Ten Minutes Walk to Altrincham Town Centre**
- **In Catchment of Trafford's Outstanding Schools**

Full Description

This beautifully presented three-bedroom end-of-terrace Grade II listed Georgian house offers an impressive 2,133 sq. ft. of elegant living space that combines period charm with modern comforts.

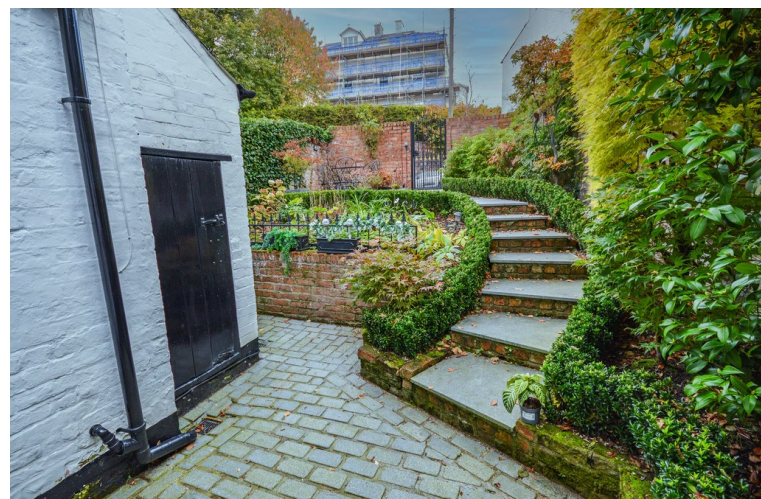
The property features two spacious reception rooms, a separate modern kitchen, and two stylish bathrooms. Rich in original period details, this home retains its Georgian character while accommodating a contemporary lifestyle.

The converted basement adds exceptional additional space, including two generous rooms, one currently used as a utility area and the other as an extra reception room, along with a convenient WC.

Externally, the property includes off-road parking for two vehicles and a private rear garden, perfect for outdoor entertaining or relaxation.

Located just a ten-minute walk from Altrincham Town Centre, this chain-free home is ideally situated within the catchment area for Trafford's outstanding schools and is close to the excellent amenities and transport links of Hale and Altrincham.

This is a rare opportunity to acquire a substantial and characterful Georgian home in one of Altrincham's most desirable locations.



LIVING ROOM

16' 5" x 15' 6" (5.02m x 4.74m)

Located at the front of the property, this elegant living room showcases a wealth of character and style, featuring original front-aspect hardwood-framed bay windows fitted with bespoke plantation shutters. High ceilings with decorative period coving complement the contemporary fireplace, featuring a fitted electric stove, to create a warm and inviting focal point. The space also includes two double-panel radiators with stylish covers, a pendant light fitting, a television point, and solid wood flooring throughout.



DINING ROOM

16' 3" x 11' 6" (4.96m x 3.52m)

The dining room is situated just off the entrance hall and boasts a side aspect original hardwood-framed sash window, an elegant fireplace, vinyl flooring, a double panel radiator housed in a decorative radiator cover, a pendant light fitting, and convenient double doors with glazed panels opening into the kitchen.



KITCHEN

15' 1" x 13' 9" (4.60m x 4.20m)

Located to the rear of the property, the kitchen can be accessed from both the entrance hall and dining room. The space is fitted with bespoke hardwood base and eye-level cabinets topped with quartz worktops, offering a high-quality and durable finish.

Integrated appliances include a fridge and dishwasher, with dedicated space for a large double oven and gas hob. The kitchen features two stainless steel sinks, both positioned to overlook the rear garden.



Additional features include vinyl flooring, recessed spotlights, under-cabinet lighting, and a useful storage cupboard/pantry. Natural light floods the room through two hardwood-framed windows, while a hardwood door with glazed insert provides direct access to the private rear garden.



MASTER BEDROOM

15' 1" x 13' 0" (4.62m x 3.98m)

Located off the first-floor landing at the front of the property, the master bedroom is a spacious room benefiting from two original hardwood-framed sash windows with hardwood shutters. The room is filled with period features, including high ceilings and decorative coving. Additional highlights include carpeted flooring, a double-panel radiator housed in a decorative radiator cover, stylish bespoke hardwood built-in wardrobes, a matching chest of drawers, and a pendant light fitting. Double doors lead to a convenient ensuite bathroom.



ENSUITE

5' 6" x 12' 10" (1.68m x 3.93m)

A convenient and spacious en-suite, accessed directly from the master bedroom. The room is fitted with a low-level WC, vanity cabinet with integrated hand wash basin, panelled bathtub with chrome mixer tap and shower attachment, and a separate shower cubicle with thermostatic shower system. Finishes include a side-aspect hardwood-framed window with plantation shutter, carpet flooring, recessed spotlights, two wall-mounted uplighters, part-tiled walls, and a wall-mounted heated towel rail.



BEDROOM TWO

16' 0" x 11' 7" (4.90m x 3.54m)

Accessed from the first-floor landing, Bedroom Two is a generous double room featuring an original hardwood-framed sash window overlooking the rear garden, allowing plenty of natural light. The room benefits from bespoke hardwood fitted wardrobes and a matching chest of drawers, carpeted flooring, a double-panel radiator, housed in decorative radiator cover, a pendant light fitting, high ceilings, and period coving.



BATHROOM

10' 7" x 11' 7" (3.25m x 3.55m)

The spacious main family bathroom is located at the top of the stairs on the first floor. It is fitted with a freestanding roll-top bathtub with a chrome mixer tap and a shower attachment, a wall-mounted hand wash basin, a low-level WC, and a separate shower cubicle with a thermostatic shower system.

With rear and side-aspect hardwood-framed windows, the room enjoys excellent natural light and a bright, airy atmosphere. Finishes include exposed polished floorboards, a pendant light fitting, additional wall-mounted uplighters, a double-panel radiator, and a built-in storage/airing cupboard.



BEDROOM THREE

10' 11" x 11' 5" (3.35m x 3.48m)

The third bedroom is a well-proportioned double room, located on the second floor. It features a side-aspect hardwood-framed window, a double-panel radiator housed in a decorative radiator cover, carpeted flooring, and a convenient built-in storage cupboard.



CELLAR

Accessed from the entrance hall via a hardwood door and carpeted stairwell, the fully converted basement provides excellent additional living space, comprising two rooms and a convenient WC.

Room One is currently used as a utility space, fitted with built-in storage cupboards, a worktop with space beneath for a washing machine and tumble dryer, and a front-aspect hardwood-framed frosted glass window. Additional features include recessed spotlighting, a double-panel radiator, and luxury vinyl tile flooring, which continues throughout the basement.

Room Two, currently used as a versatile reception room, includes recessed spotlights, wall-mounted uplighters, a single-panel radiator, and a television point.

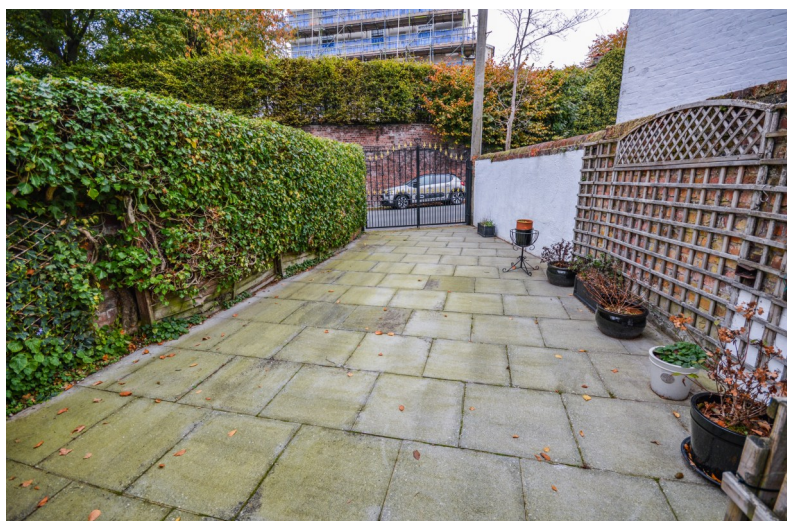
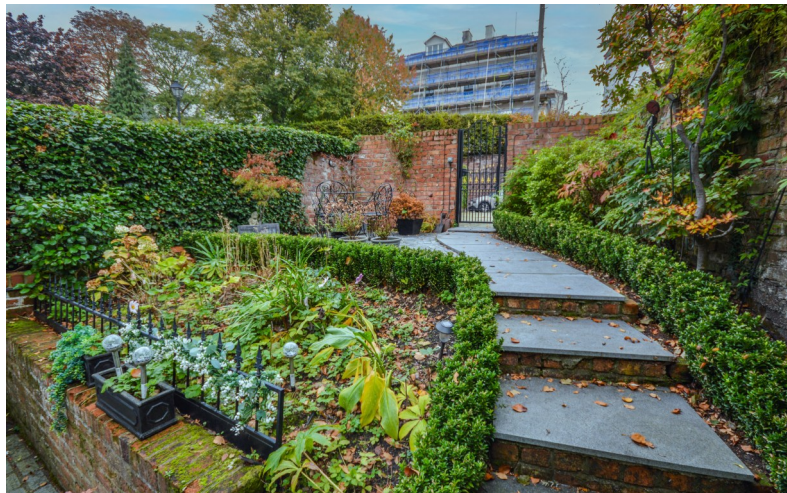
The WC is fitted with a small lightwell, recessed spotlighting, a wall-mounted hand wash basin, and a low-level WC. A useful understairs storage cupboard completes this well-designed and practical lower level.

EXTERNAL

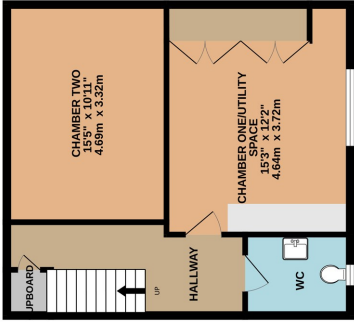
To the front, the property is set on Langham Road, with stone steps leading to a grand hardwood front door, complete with its original lock and doorbell, adding to the home's period charm. A paved front garden sits adjacent to the steps, enhancing the property's kerb appeal.

To the rear, a block-paved patio garden can be accessed from both Church Brow at the rear, or via a door from the kitchen. A block-paved area adjacent to the house leads up via stone steps to an elevated patio surrounded by mature shrubs and trees, creating a private and tranquil outdoor space. A wrought-iron gate provides access to the paved parking area and an additional garden area beyond.

Further outdoor storage is available in a useful outhouse, offering practicality alongside the home's period elegance.



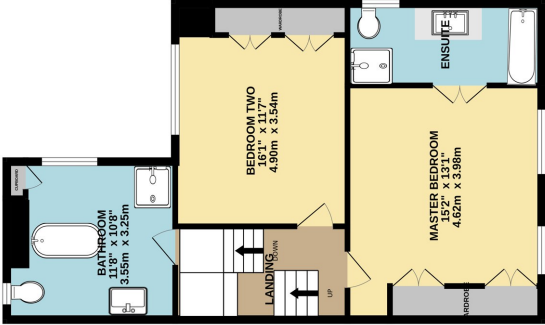
BASEMENT LEVEL
507 sq.ft. (47.1 sq.m.) approx.



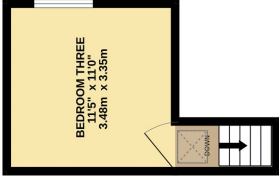
GROUND FLOOR
861 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR
697 sq.ft. (64.5 sq.m.) approx.



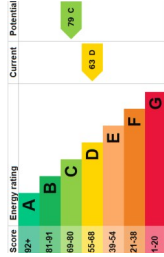
2ND FLOOR
138 sq.ft. (12.7 sq.m.) approx.



TOTAL FLOOR AREA : 2133 sq.ft. (198.2 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.

Made with Metropix ©2023



COMMON QUESTIONS

- 1. When was this property built?** The owner advised that this house was constructed in 1807.
- 2. When did the current owners purchase this house?** The current owners purchase this house in 2012.
- 3. Who lives in the neighbouring houses?** The owners have advised that the neighbours are pleasant owner-occupiers, one of whom is a retired couple, and the other a professional couple.
- 4. Is this property sold freehold or leasehold?** The owners have advised that this house is sold freehold. Your legal advisor will be able to confirm this information.
- 5. What is the internet speed like in this location?** In this location, full fibre broadband is available.
- 6. Which are the current owner's favourite aspects of this property?** The current owners have advised that they particularly enjoy the property's period features, the grand living room and dining/entertaining space, as well as the convenient rear driveway.
- 7. How much is the council tax at this property?** The property is in the Trafford Council and is a Band F, which is currently £3,063.42 per annum.
- 8. Are the current owners willing to sell any items of furniture?** Yes, the current owners have advised that they are open to selling some of the furniture in the property. The vendor has suggested the white goods located in the basement utility room, will be included in the sale price, these are a washing machine, tumble dryer and under-counter fridge-freezer.

Scan for
property report:

