

**GASCOIGNE
HALMAN**

PERDU, ST MARGARET'S ROAD, BOWDON

THE AREAS LEADING ESTATE AGENT



PERDU, ST MARGARET'S ROAD, BOWDON

Offers Over £3 Million

A sensational, state of the art, subterranean residence, enjoying an abundance of natural light. Recently completed by Huntsmere, award-winning local developers, Perdu truly is a one-off home with a unique design and style. Upon entering whether via the glazed reception area room or via the car lift there is a real sense of anticipation of what is to follow. One cannot fail to feel like you are walking into a film set.





A sensational, state of the art,
subterranean residence

Enjoying an abundance of natural light
throughout

Completed by Huntsmere, award-
winning local developers

A one-off home with a unique design
and style

Impressive open plan living
accommodation

Three double bedroom suites, all with
en-suites

Car lift leading to the lower ground floor
garage

Landscaped plot extending to approx
0.5 of an acre

PERDU | ST MARGARET'S ROAD, BOWDON

The large open-plan living dining area creates a welcoming reception area, flooded with natural light via a central lightwell, and opens into the well-equipped living kitchen area with a bespoke array of units and electrical appliances. There are three generous bedroom suites with luxury fittings and ample wardrobe space just off the main living area, one of the bedrooms are two enclosed courtyards, one with a spiral staircase to the garden level. Standing just off the driveway to Limehurst, Perdu is set to the right hand side with three parking spaces and access to the car lift. The grounds extend to approximately half an acre with landscaped lawned gardens, a decked area, mature hedging and trees bounding the property helping to create a spectacular setting.

LOCATION

Perdu is situated in a highly desirable residential location within Bowdon whilst being just five minutes from Hale village centre, which offers an array of excellent amenities. The larger town centre of Altrincham is again within five minutes of the property and offers a large selection of day to day amenities and excellent access via rail or the Metrolink to Manchester city centre. Dunham Massey National Trust Park is within close proximity of the property in which many fine countryside walks can be enjoyed. Junction 7 of the M56 is readily accessible providing excellent access across the region and to Manchester's International Airport.







DIRECTIONS

From our Hale Office proceed along Ashley Road in the direction of Altrincham, to the traffic lights at the crossroads.

Continue over on to Stamford Road, turning right just after The Griffin public house into The Firs. Proceed along The Firs, turning left into St Margaret's Road, after approximately a third of a mile Perdu can be found on the right hand side, just after passing Groby Road.

POSTCODE

WA14 2AR

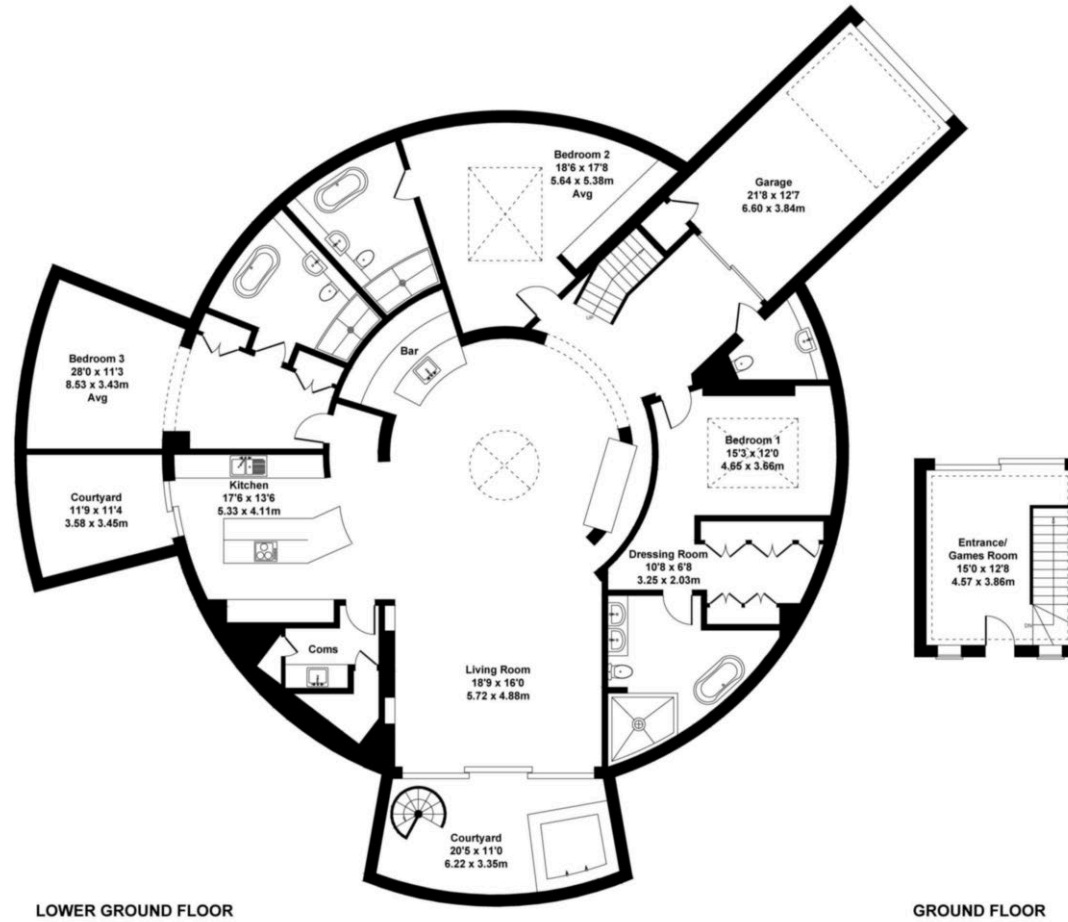
TENURE

We believe the property to be Leasehold with a residue of 135 years. Subject to solicitors verification.

LOCAL AUTHORITY

Trafford Borough Council. As this is a new build property, the tax band still to be confirmed.





LOWER GROUND FLOOR

GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
 Produced by Potterplans Ltd. 2022

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 71 B	→ 71 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALE OFFICE

0161 929 8118

hale@gascoignehalman.co.uk

176 Ashley Road, Hale, WA15 9SF

**GASCOIGNE
HALMAN**