



**GASCOIGNE
HALMAN**

6 WEST THORPE, PARK ROAD, BOWDON, WA14 3JG

THE AREAS LEADING ESTATE AGENT



6 WEST THORPE, PARK ROAD, BOWDON, WA14 3JG

£800,000

An attractive, bespoke property, offering spacious accommodation over three floors with a large integral garage and manicured communal gardens. Open plan living/dining room/kitchen with generous balcony, utility room, three bedrooms, two with balconies and three bath/shower rooms. The property is offered for sale with NO ONWARD CHAIN.





West Thorpe is a small, exclusive gated development in a highly desirable residential location close to Hale village and Altrincham Town Centre with their extensive range of amenities, restaurants and transport links. The property, is a spacious, having undergone a scheme of refurbishment, offering a home ready to move into. The property has three separate balconies and secure off road parking along with an integral garage. On the ground floor level there is an entrance hallway with cloaks/WC and utility room with staircase leading to the upper floors. The first floor there are three double bedrooms, all having en-suite bath/shower rooms and a study area. The master bedroom also has a walk-in wardrobe. The second floor comprises of an open plan lounge/dining kitchen with a comprehensive range of modern units, integrated appliances and double doors leading to an impressive private balcony. The living room is complete with tiled flooring, high ceilings and large, arched windows offering an abundance of natural light. Externally the property is accessed via remotely operated electric security gates leading onto a shared courtyard with beautifully maintained communal gardens to the rear.

DIRECTIONS

From our Hale office, travel along Ashley Road in the direction of Altrincham, over the railway crossing and at the traffic lights, turn left onto Langham Road. Pass Heald Road on the right hand side and Bow Green Road on the left hand side. Continue along passing The Springs onto the continuation of Langham Road where it becomes Park road and the property will be found on the left hand.

LOCATION

West Thorpe is situated in a highly regarded and much sought after residential location in Bowdon within a few minutes driving time from the access point Motorway network and Manchester international airport. Nearby Hale is a vibrant village renowned for its specialist shops, services and restaurants. Hale railway station offers links with Knutsford, and further afield to Chester. There are good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. Altrincham provides a range of comprehensive shopping needs and the Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

POSTCODE

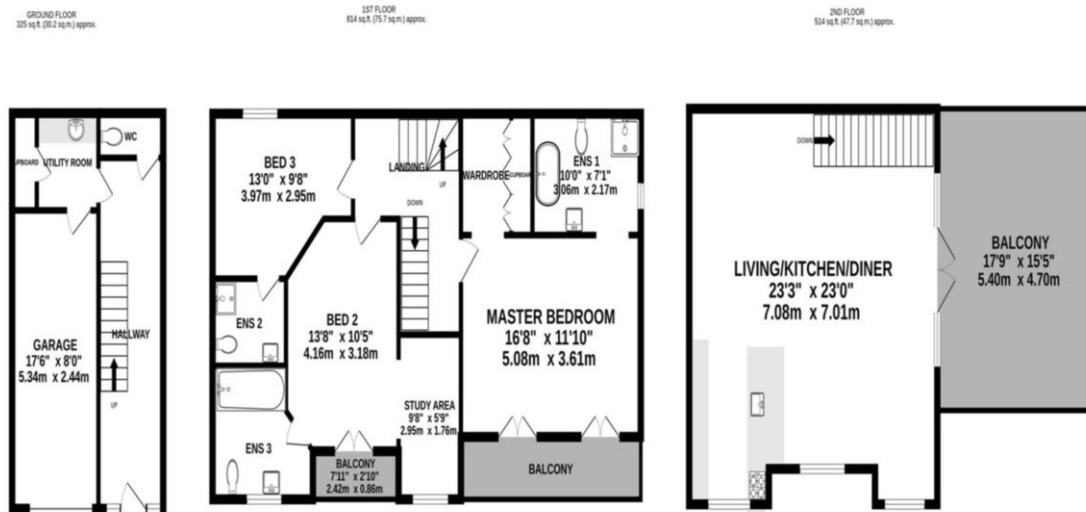
WA14 3JG

LOCAL AUTHORITY

Trafford Borough Council. Tax band G. Amount payable for 2023/2024 is £3127.92

TENURE

Leasehold with an original lease of 966 years commencing 1st July 2017



TOTAL FLOOR AREA: 1654 sq.ft. (153.6 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023

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.

HALE OFFICE

0161 929 8118

hale@gascoignehalman.co.uk

176 Ashley Road, Hale, WA15 9SF

**GASCOIGNE
HALMAN**