



**GASCOIGNE  
HALMAN**

7 APSLEY CLOSE, BOWDON, WA14 3AJ

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THE AREAS LEADING ESTATE AGENT



## 7 APSLEY CLOSE, BOWDON, WA14 3AJ

**£1,000,000**

An impressive detached family home which has been the subject of a comprehensive refurbishment programme, including re-modelling and extending, creating a stunning turnkey property, ready to move into. Located in a highly desirable part of Bowdon, at the head of a quiet cul-de-sac, close to excellent schools and motorway links.





Extended to the front and rear

Full rewire and re-plastered throughout

New heating system with boiler

Underfloor heating

Hilary's electronic blinds

Bespoke fitted wardrobes

Fitted ladder for loft access

CCTV cameras installed

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An exquisite, fully re-modelled and extended detached property which has a contemporary, modern theme running throughout. The accommodation is arranged over two floors comprising of a generous entrance hall with downstairs WC/cloaks and Neville Johnson staircase to the first floor. To the front of the property is a generous formal living room whilst to the rear is the principal open plan living area with lounge, dining room and stylish fully fitted infinity plus Wren kitchen with a range of integrated appliances and glazed sliding doors opening to the private rear garden. To the first floor there are five bedrooms, a contemporary family wet room and addition modern shower room. Externally there is a newly installed, imprinted concrete driveway with bollards providing off road parking whilst the rear garden is mainly laid to lawn with composite decking and mature foliage. A property sure to have wide appeal. Private viewings are now being arranged through our Hale office.

### **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. Continue along Langham Road, passing Heald Road on the right hand side and follow the road around. After passing South Downs Road and Vicarage Lane on the left hand side, take the next turning on the left into Vale Road and right onto the continuation of Vale Road. Take the first turning on the left hand side into Apsley Grove and left again on to Apsley Close. The property will be found on the left hand side.







## LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. 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 3AJ

## LOCAL AUTHORITY

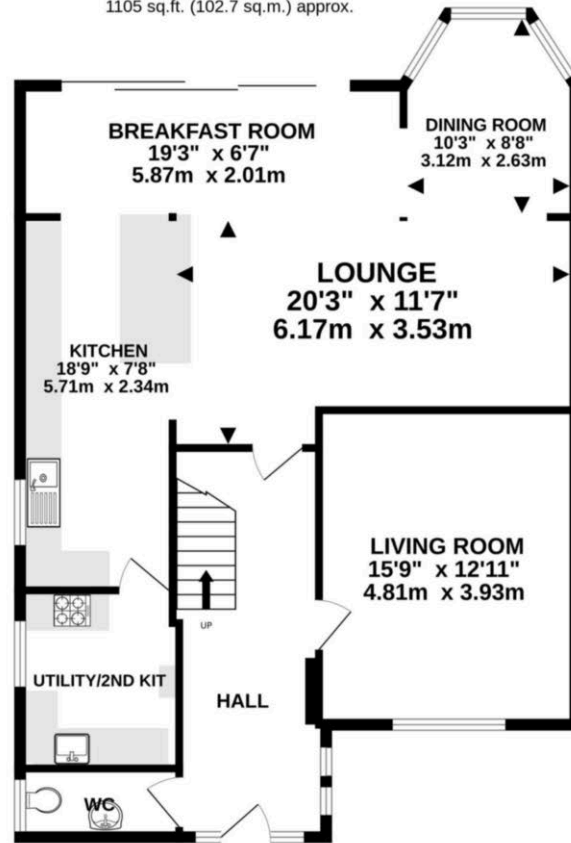
Trafford Borough Council. Tax band F. Amount payable for 2023/2024 is £2710.85



## TENURE

Freehold

GROUND FLOOR  
1105 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR  
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 1920 sq.ft. (178.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**HALE OFFICE**

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