



**GASCOIGNE  
HALMAN**

37 GADDUM ROAD, BOWDON, WA14 3PQ

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THE AREAS LEADING ESTATE AGENT



## 37 GADDUM ROAD, BOWDON, WA14 3PQ

**£1,000,000**

A modern, detached family home on a generous, South facing, landscaped plot of circa 0.25 of an acre. The property is arranged over two floors with three reception rooms, four spacious bedrooms and two bath/shower rooms. There is the potential to refurbish/update the property, subject to the necessary planning consents. Externally the property has a paved driveway providing ample off road parking, integral double garage and manicured, lawned gardens to the front and rear. NO ONWARD CHAIN.





This attractive detached family home has been extended to create a well-appointed property, sure to have wide appeal, which could be extended further subject to planning, without compromising the beautiful landscaped plot. Set back from the road, with paved driveway providing ample off road parking and giving access to the integral double garage, there is a low maintenance garden to the front. The property offers spacious accommodation, arranged over two floors, including a storm porch opening into a hallway with stairs to the upper floor. There is a generous lounge with large window to the front making the property very light, separate dining room and conservatory to the rear to enjoy the stunning garden. The kitchen is fully fitted with a range of cabinetry, utility room adjacent and ground floor WC. An additional sitting room is located off the kitchen and provides an ideal playroom/sitting room. To the first floor the master bedroom has a dressing room leading to an en-suite bathroom. There are three further bedrooms and a family bathroom with separate WC. A true selling feature of the property is the immaculate, South facing garden measuring 0.236 of an acre, with extensive lawned area and mature shrubbery and foliage. An internal inspection of the property is highly recommended.

#### **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. Follow the road passing over the pedestrian crossing and take the next turning on the left hand side into Bow Green Road and immediately left into Gaddum Road. Follow the road around and the property can be found in numerical order 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**

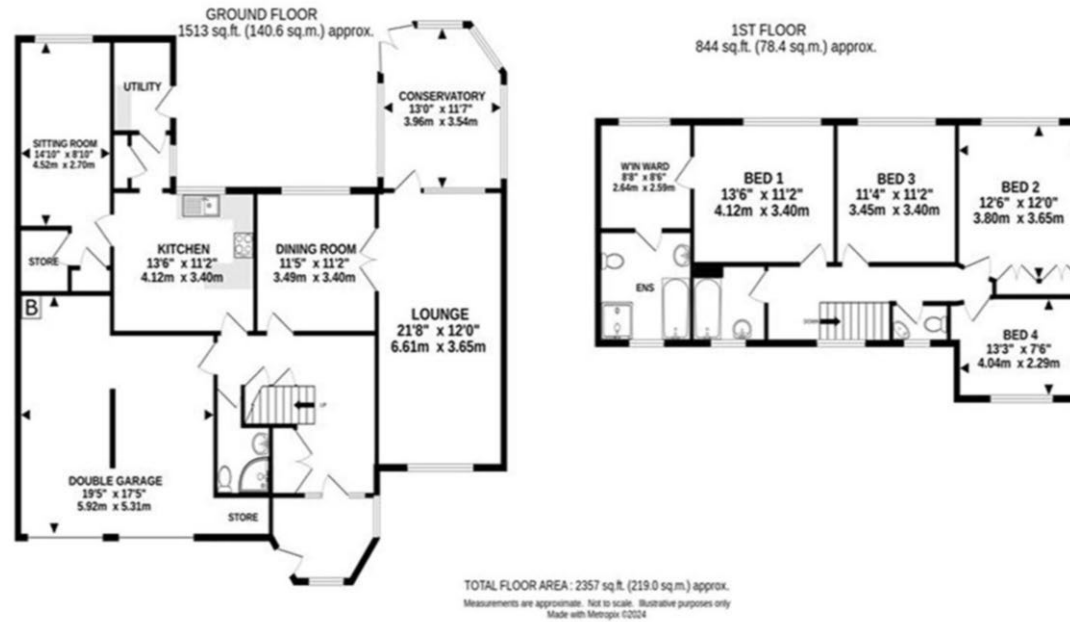
WA14 3PQ

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

Trafford Borough Council. Tax band G. Amount payable for 2024/2025 is £3284.78



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

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