



**GASCOIGNE
HALMAN**

25 BONVILLE ROAD, ALTRINCHAM, WA14 4QR

THE AREAS LEADING ESTATE AGENT

25 BONVILLE ROAD, ALTRINCHAM, WA14 4QR



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£1,595,000

A unique family home offering spacious and versatile accommodation with five bedrooms. Set in an exclusive gated development providing a high level of security and located in a highly regarded residential location.





Unique and versatile detached family home

Exclusive secure gated development

Arranged over three floors

Extending to approximately 3300 sq ft

Featuring a Tom Howley kitchen

Five bedrooms & four bathrooms

Double garage and driveway

Lawned rear garden with paved patio area

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An outstanding and substantial detached residence of split-level design standing within attractive gardens. Built by Egerton Estates in 2004, this property is one of just four high-calibre properties forming an exclusive secure gated development. Built and designed in the 'arts and crafts' style, the house is particularly attractive with brick elevations under a pitched and hipped tiled roof with overhanging eaves. Offering over 3300 sq.ft of accommodation arranged over three floors and featuring an entrance hallway leading to the master bedroom with a large en-suite bathroom and second bedroom with en-suite and separate WC.

On the lower ground floor there is a spacious lounge with a feature fireplace and doors to the rear garden. The dining room has views over the garden and has convenient access to the kitchen, utility room and WC. The kitchen is a superb feature with a Tom Howley kitchen including high-quality cabinetry and a range of built-in and integral appliances. The kitchen opens to a living area with direct access to the rear garden.

On the top floor, there are three further bedrooms with en-suites all providing versatile living accommodation. Externally there are gardens to the front with block paved double driveway leading to the double garage and paved path to front door. To the rear there is a delightful landscaped lawned garden with mature well stocked borders and flower beds which extends to the side.

Dunham Chase is an exclusive gated development set behind electric gates and located on Bonville Road forming a highly regarded residential location.

LOCATION

The nearby town centre in Altrincham provides for all comprehensive shopping needs including a large number of multiple retail outlets, whilst one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away. For the commuter the property is well set within easy reach of the North West Motorway Network and







Manchester International Airport at Ringway. The Metrolink also offers quick and regular transport into the Manchester City Centre and Altrincham. Trafford is well known for its excellent educational facilities and there are several good schools situated close by to suit children of most ages.

DIRECTIONS

From our Hale Office travel along Ashley Road in the direction of Altrincham to the traffic lights, turning left on to Langham Road. Travel the full length of Langham Road until the road becomes Park Road. At the traffic lights with Charcoal Road turn right on to Dunham Road and proceed along passing Denzel Gardens on the right hand side. Take the first turning on the left hand side in to Bradgate Road passing Dorset Road on the right hand side. At the junction of Bonville Road turn right onto Bonville Road and the property can be found on the right hand side behind a secure gated enclosure.

POSTCODE

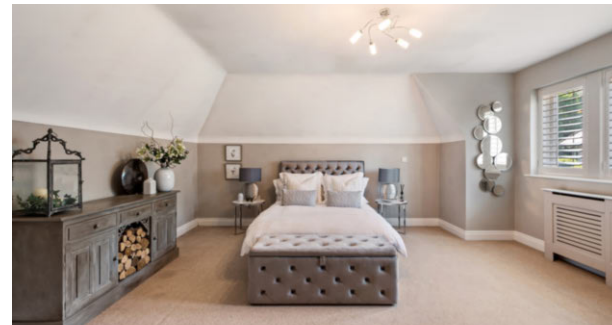
WA14 4QR

TENURE

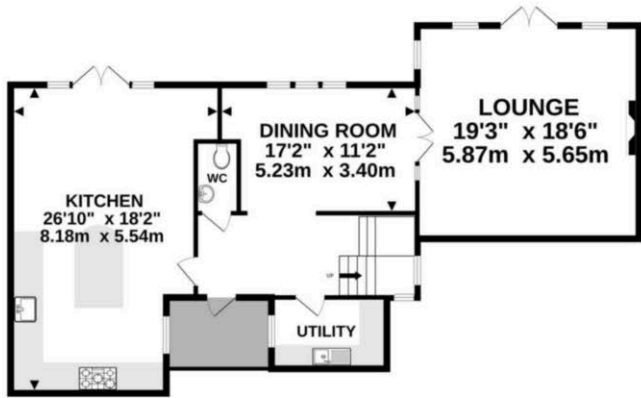
Leasehold with an original lease of 999 years commencing 1st January 2001. There is a service charge payable of £240.00 per annum and ground rent payable of £190.00 per annum.

LOCAL AUTHORITY

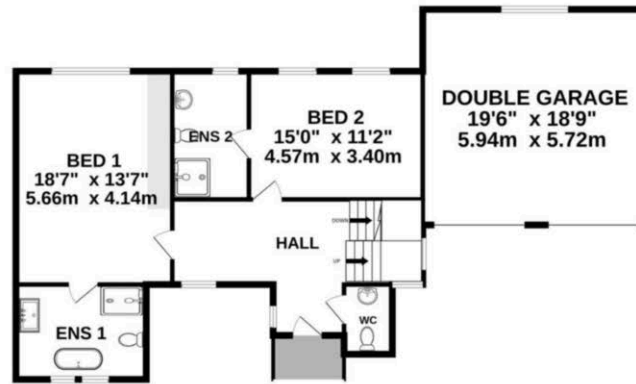
Trafford Borough Council. Tax band H. Amount payable for 2024/2025 is £3941.76.



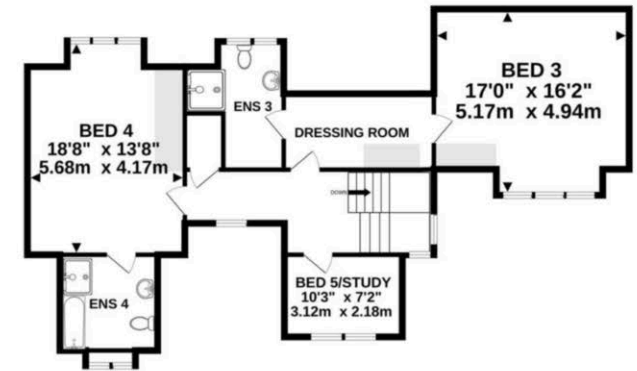
GROUND FLOOR
1182 sq.ft. (109.8 sq.m.) approx.



1ST FLOOR
1168 sq.ft. (108.5 sq.m.) approx.



2ND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA : 3309 sq.ft. (307.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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