



**GASCOIGNE
HALMAN**

GREEN COURTS, GREEN WALK, BOWDON

THE AREAS LEADING ESTATE AGENT



GREEN COURTS, GREEN WALK, BOWDON

£1,500,000

Presenting a rare opportunity to acquire a spacious four Bedroom detached house in Bowdon, backing onto the Devisdale. Situated on a tranquil, residential cul-de-sac in a desirable location just off Green Walk, within easy access of Hale and Altrincham centres. With a generous and private Garden of 0.3 acres, three reception rooms, Principal Bedroom Suite with dressing room and extended Kitchen dining area, the property offers a fantastic setting for family life.

With accommodation over two floors and a spacious, boarded loft area, there is scope to provide even more living accommodation, subject to the necessary permissions, should it be required.





On the Ground Floor accessed from the Entrance Hallway, there is a spacious Lounge with feature fireplace housing the Contour Log Burner. This also opens into the Large Conservatory to the rear overlooking the garden. There is a smaller Snug Lounge, which could also be utilised as a Playroom or teenage Den. The Kitchen Diner overlooks the Garden to the rear and is beautifully presented with stylish pale Grey units topped with white Quartz worktops and equipped with Bosch and AEG integrated appliances including a Hob and Extractor linked by Bluetooth, double Fridge and Freezer storage and Dishwasher. A Study and downstairs W/C complete the Ground Floor.



The First Floor has been completely remodelled by the current owners and the spacious Principal Bedroom overlooks the Garden, with double glazed doors and Juliette balcony. A stylish Ensuite and Dressing Room add an extra touch of luxury. The remaining three good sized Bedrooms are served by a recently updated Family Bathroom.

The Conservatory is warmed and cooled by a wall mounted air-conditioning unit, making it a comfortable and relaxing space, whatever the weather outside. The Double Garage to the front of the property provides ample space for parking and additional storage. To the side of the property an enclosed Courtyard offers an additional entertaining area and a useful storage area. Situated in a plot of just under a third of an acre, there is plenty space on offer for the whole family.

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.

LOCAL AUTHORITY

Trafford Borough Council Tax Band G - Amount payable for 2025/2026 is 3534.72

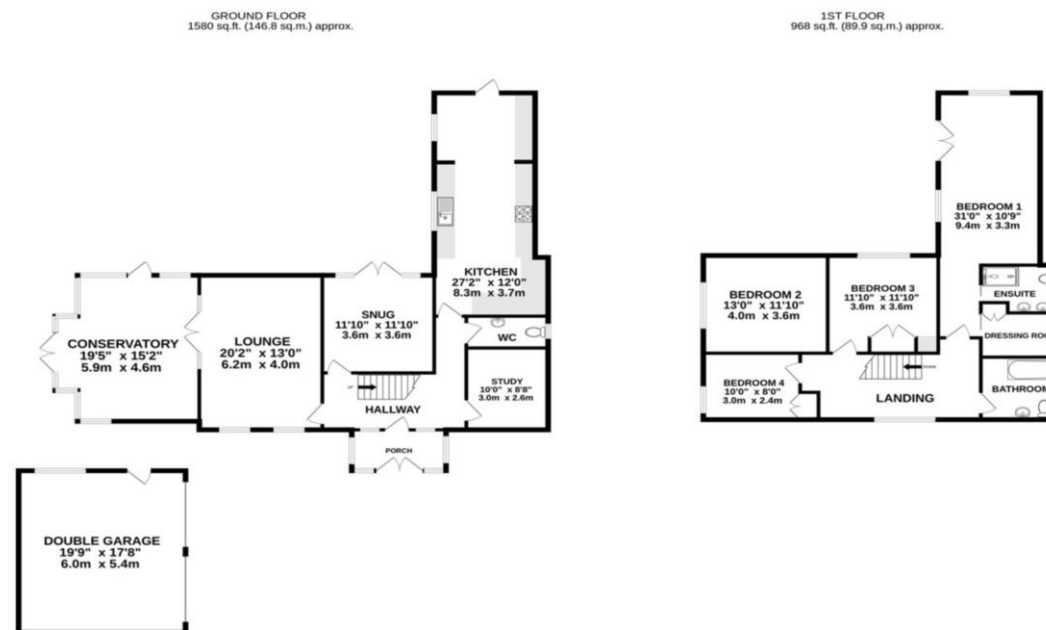
TENURE

Freehold

POSTCODE

WA14 2SR





TOTAL FLOOR AREA : 2548 sq.ft. (236.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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HALE OFFICE

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