GASCOIGNE HALMAN

BLUEBERRY ROAD, BOWDON

THE AREAS LEADING ESTATE AGENT

BLUEBERRY ROAD, BOWDON

£1,400,000

A modern, Detached family home with a generous, south facing garden. The property is arranged over two floors, with three Reception rooms, Four spacious Double Bedrooms and an additional smaller Bedroom/Study. There is potential to refurbish/update the property, subject to the necessary planning consents.

This attractive family home has been extended to create a well-appointed property, sure to have wide appeal, which could be extended further - subject to planning permissions - without compromising the landscaped plot. Approached via a spacious 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 large, glazed Storm Porch opening into a Hallway with stairs to the first floor and a downstairs WC. A generous Lounge with feature fireplace and bay window overlooks the front elevation. There is a separate Dining Room opening into a Sitting Room overlooking the rear garden. The Kitchen is fully fitted with a range of cabinetry and a Utility Room with access to the Garden and into the Double Garage. To the first Floor, there are Four generous bedrooms, one with a dedicated Ensuite and a further spacious Family Bathroom with adjacent toilet. A separate Study could also be utilised as a smaller Bedroom.

A true selling feature of the property is the landscaped south facing Garden with lawned area and mature shrubbery and foliage.

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.
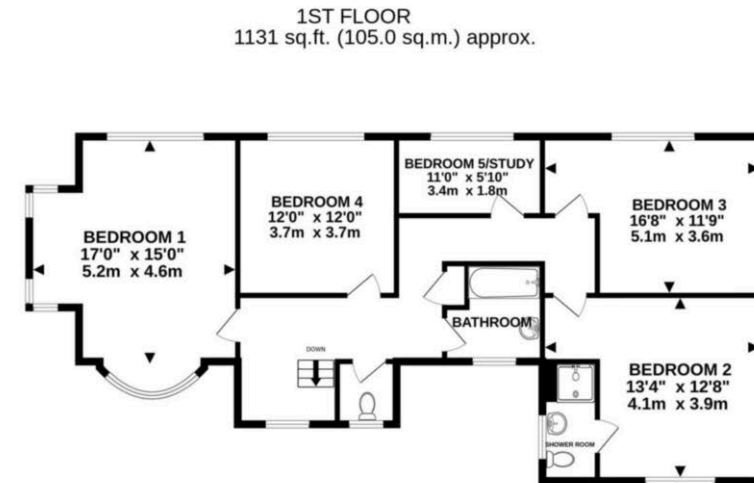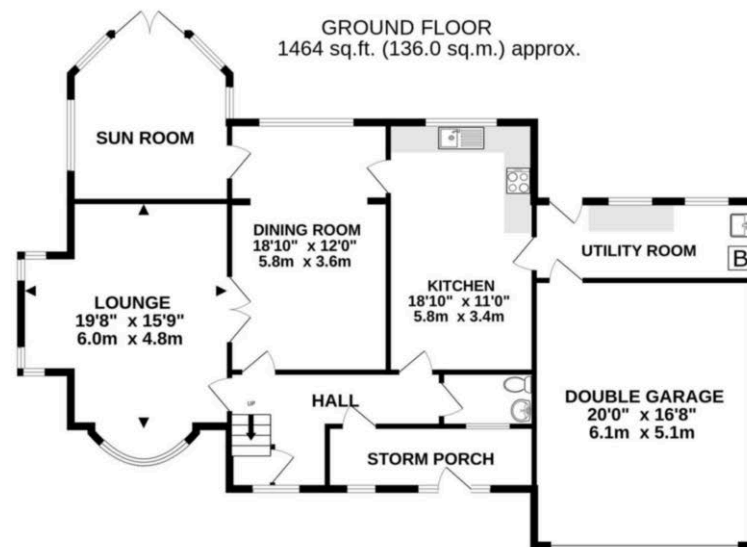
LOCAL AUTHORITY

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

TENURE

Freehold

POSTCODE

WA14 3LT

GROUND FLOOR
1464 sq.ft. (136.0 sq.m.) approx.

1ST FLOOR
1131 sq.ft. (105.0 sq.m.) approx.

SUN ROOM

DINING ROOM
18'10" x 12'0"
5.8m x 3.6m

KITCHEN
18'10" x 11'0"
5.8m x 3.4m

UTILITY ROOM

LOUNGE
19'8" x 15'9"
6.0m x 4.8m

HALL

DOUBLE GARAGE
20'0" x 16'8"
6.1m x 5.1m

STORM PORCH

BEDROOM 1
17'0" x 15'0"
5.2m x 4.6m

BEDROOM 4
12'0" x 12'0"
3.7m x 3.7m

BEDROOM 5/STUDY
11'0" x 5'10"
3.4m x 1.8m

BEDROOM 3
16'8" x 11'9"
5.1m x 3.6m

BATHROOM

BEDROOM 2
13'4" x 12'8"
4.1m x 3.9m

SHOWER ROOM

DOWN

TOTAL FLOOR AREA : 2595 sq.ft. (241.1 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.
Made with Metropix ©2025

HALE OFFICE

GASCOIGNE HALMAN