



## ALBERTINE COTTAGE 4 APSLEY GROVE | BOWDON

£1,075,000

A superbly presented modern detached family house positioned on a quiet cul de sac with surrounding landscaped grounds. The well proportioned accommodation briefly comprises enclosed porch, wide entrance hall, naturally light sitting room with feature fireplace, generous living/dining kitchen with integrated appliances and sliding windows opening onto the paved rear terrace, utility room, cloakroom/WC, primary bedroom with en suite shower room/WC, three further bedrooms with fitted/built-in furniture and family bathroom/WC. Gas fired central heating and pressurised hot water system. Detached garage with remotely operated door. Driveway and gardens laid mainly to lawn.

POSTCODE: WA14 3AH

## DESCRIPTION

Built to an individual design this modern detached house occupies an excellent location within a quiet cul de sac. A little over one mile is the village of Hale with its range of individual shops, bars and restaurants and train station providing a commuter service into Manchester. Local shops are available less than 400 yards distance and the locality is also well placed for the surrounding network of motorways. Importantly the property lies within the catchment area of highly regarded primary and secondary schools.

Set well back from the carriageway and standing in a superb secluded plot this attractive family house features landscaped grounds incorporating a stone paved rear terrace and lawn screened by mature borders all of which combines to create an attractive setting with a high degree of privacy. Importantly with an aspect to enjoy the sunshine throughout the day.

The superbly presented accommodation is generously proportioned throughout and the naturally light interior is approached beyond a substantial enclosed porch. Upon entering the feeling of space is apparent and the entrance hall leads onto a triple aspect sitting room with the focal point of a period style fireplace surround and cast iron fire set upon stone hearth. The kitchen is fitted with bespoke hand painted units by Martin Moore complemented by integrated appliances and gas fired AGA. The adjacent living/dining area is spacious and opens onto the stone paved terrace which is ideal for entertaining during the summer months. In addition there is a useful utility room and a modern cloakroom/WC completes the ground floor.

At first floor level the excellent primary bedroom overlooks the gardens and benefits from fitted furniture and en suite shower room/WC. Three further bedrooms feature fitted/built-in furniture and are served by the fully tiled family bathroom/WC complete with underfloor heating.

Gas fired central heating and a pressurised hot water system have been installed.

The driveway provides off road parking for several vehicles and the detached garage has recently been improved with the installation of a remotely operated door.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

7'11" x 5' (2.41m x 1.52m)

Double opening glazed doors. Space for hanging coats and jackets. Opaque glazed door set within a matching surround to:

#### ENTRANCE HALL

17'3" x 11'2" (5.26m x 3.40m)

Spindle balustrade staircase to the first floor. Under-stair storage cupboard. Timber framed window to the front. Wood flooring. Coved cornice. Radiator.

#### SITTING ROOM

20' x 14'1" (6.10m x 4.29m)

Period style fireplace surround with decorative tiled insert and cast iron living flame/coal effect gas fire set upon a stone hearth. Timber framed oriel bay window to the side. Timber framed windows to the front and rear. Two wall light points. Coved cornice. Radiator.

#### DINING KITCHEN

22'11" x 17'3" (6.99m x 5.26m)

Planned to incorporate:

#### KITCHEN

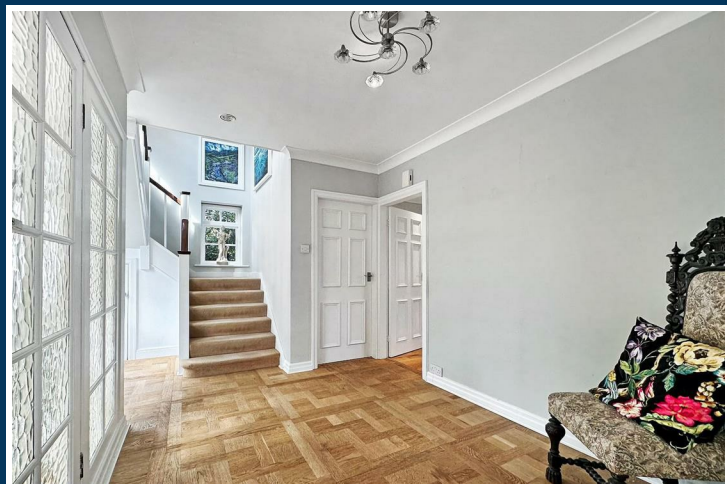
Fitted with matching wall and base units beneath heat resistant work-surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap. Integrated appliances include a Neff double electric oven/grill, four ring ceramic hob with extractor/light above and Neff dishwasher. Timber framed window to the rear. Wood flooring. Recessed LED lighting.

#### LIVING/DINING AREA

Gas fired AGA range cooker. Double glazed sliding windows to the paved rear terrace. Timber framed window to the rear. Wood flooring. Three wall light points. Radiator.

#### UTILITY ROOM

Fitted storage units. Recess for automatic washing machine. Space for fridge. Opaque glazed/panelled door to the side.



## CLOAKROOM/WC

White/chrome wall mounted wash basin and low-level WC. Opaque timber framed window to the side. Panelled dado. Radiator.

## FIRST FLOOR

### LANDING

Timber framed window to the side at half landing level. Two timber framed windows the front. Space for a study area.

### BEDROOM ONE

13'9" x 11'8" (4.19m x 3.56m)

Recess for a double bed flanked by fitted wardrobes containing hanging rails and shelving. Timber framed windows to the side and rear. Radiator.

### EN SUITE SHOWER ROOM/WC

6'5" x 4'9" (1.96m x 1.45m)

White/chrome vanity wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic shower. Timber framed window to the side. Tiled walls. Two wall light points. Recessed LED lighting. Chrome heated towel rail.

### BEDROOM TWO

14' x 11'11" (4.27m x 3.63m)

Built-in wardrobes containing hanging rails and shelving with cupboards above. Timber framed windows to the side and rear. Recessed LED lighting. Radiator.

### BEDROOM THREE

13'10" x 9'11" (4.22m x 3.02m)

Built-in wardrobes and drawers with cupboards above. Timber framed windows to the front and side. Radiator.

### BEDROOM FOUR

11'11" x 7'4" (3.63m x 2.24m)

Currently used as an office. Storage cupboard with shelving. Access to the boarded loft space, wall mounted gas central heating boiler and pressurised hot water system via a retractable ladder. Timber framed window to the rear. Radiator.

### FAMILY BATHROOM/WC

6'10" x 6'5" (2.08m x 1.96m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, pedestal wash basin with mixer tap and low-level WC. Mirror fronted tall cabinet with shelving. Opaque timber framed window to the side. Tiled walls and floor. Two wall light points. Recessed LED lighting. Electric underfloor heating.

## OUTSIDE

### DEATCHED GARAGE

17'11" x 10' (5.46m x 3.05m)

Brick built beneath a pitched tiled roof. Remotely operated roller door. PVCu double glazed/panelled door and matching window to the rear. Light and power supplies.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

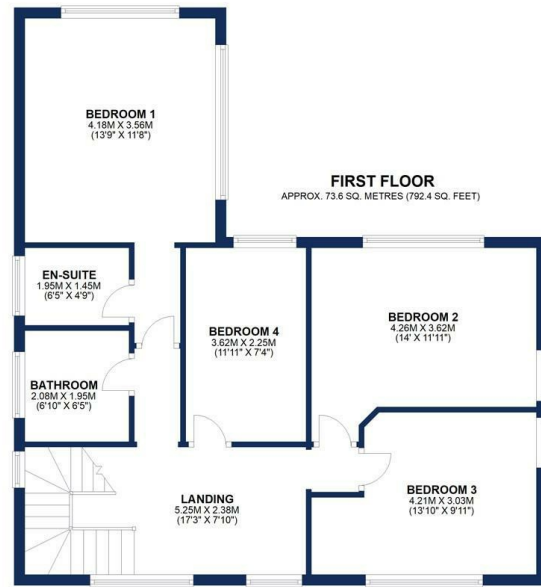
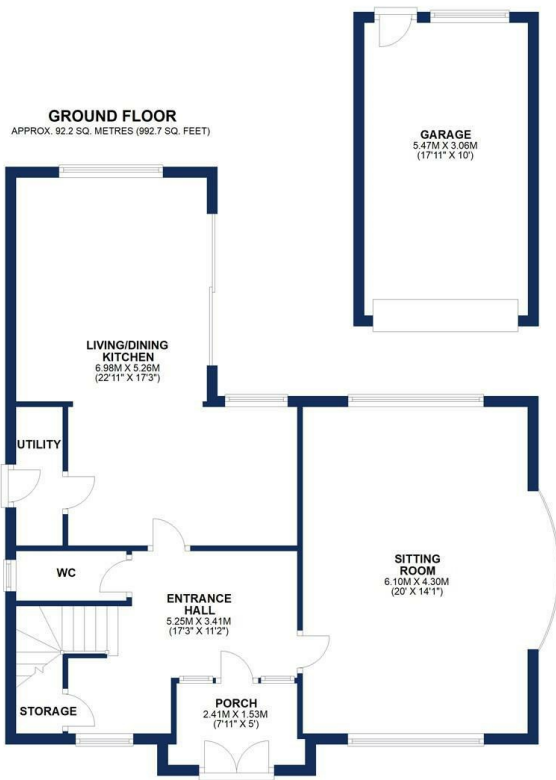
Band G

## NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and 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, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



TOTAL AREA: APPROX. 165.8 SQ. METRES (1785.1 SQ. FEET)  
Floorplans For Illustrative Purposes Only



**HALE BARNs**

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

**HALE**

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

**TIMPERLEY**

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM