



## I BRERETON CLOSE | BOWDON

OFFERS OVER £850,000

A re-planned and extended detached bungalow positioned in a quiet cul de sac surrounded by attractive landscaped grounds. The well presented accommodation briefly comprises recessed porch, entrance hall, sitting room, dining room, fitted kitchen, morning room, utility room, study, living room, conservatory. Two ground floor double bedrooms, bathroom and WC. Two first floor double bedrooms and shower room/WC. Gas fired central heating and partial PVCu double glazing. Wide driveway providing off road parking and attached double garage. An ideal opportunity to remodel to individual taste and much further potential.



POSTCODE: WAI 4 3AU

DESCRIPTION

This double fronted detached bungalow occupies an enviable position in a quiet cul de sac comprising three detached properties of individual design. The location is ideal with local shopping nearby and a little over a mile away is the vibrant village of Hale with its range of individual shops, restaurants and wine bars and train station providing a commuter service into Manchester. A little further is Altrincham town centre with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The property also lies within the catchment area of highly regarded nursery, primary and secondary schools and is well placed for access to the surrounding network of motorways.

The accommodation is well presented and tastefully decorated throughout and approached beyond a recessed porch. The L-shaped entrance hall leads onto a spacious sitting room with small paned bay window and the focal point of a tiled fireplace surround. The superbly proportioned dining room is over 18' in length and the adjoining kitchen is fitted with Shaker style units and integrated appliances. An adjacent morning room benefits from delightful views across the rear gardens and there is a useful utility room. In addition, the study may prove invaluable for those who choose to work from home. Forming part of the extension there is a generous living room and naturally light conservatory with access to the stone paved terrace which creates an ideal space for al fresco entertaining during the summer months. The ground floor is completed by two excellent double bedrooms, bathroom and separate WC.

To the first floor there are two further double bedrooms and shower room/WC.

Gas fired central heating has been installed together with partial PVCu double glazing and although ready for immediate occupation there is also an opportunity to remodel to individual taste.

Externally the driveway provides off road parking for two cars and the double garage features twin up and over doors. The attractive surrounding grounds have been carefully planted to include a variety of mature shrubs and trees with the aforementioned terrace incorporating steps up to the gardens laid mainly to lawn.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Opaque glazed/panelled hardwood front door flanked by timber framed opaque double glazed side-screens.

ENTRANCE HALL

Turned spindle balustrade staircase to the first floor. Under-stair storage cupboard with shelving. Space for hanging coats and jackets. Coved cornice. Radiator.

SITTING ROOM

19'11" x 13'4" (6.07m x 4.06m)

Tiled fireplace surround with decorative cast iron coal effect fire. Small paned timber framed bay window to the front. Two wall light points. Coved cornice. Two radiators.

DINING ROOM

18'3" x 7'9" (5.56m x 2.36m)

PVCu double glazed oriel bay window to the rear. Small paned timber framed door to the paved rear terrace and matching window to the opposite side. Two wall light points. Coved cornice. Radiator.

KITCHEN

11'10" x 9'9" (3.61m x 2.97m)

Fitted with light wood Shaker style wall and base units beneath granite effect heat resistant work surfaces/up-stands and inset 1 1/2 bowl stainless steel drainer sink with mixer tap. Integrated appliances include a double electric oven/grill, four ring gas hob with stainless steel chimney cooker hood above, fridge and dishwasher. Concealed wall mounted gas central heating boiler. Timber framed window to the rear. Marble effect tiled floor. Recessed LED lighting. Archway to:

MORNING ROOM

11'9" x 5'5" (3.58m x 1.65m)

With the continuation of the kitchen flooring and matching breakfast bar beneath a small paned timber framed window to the rear. Glazed/panelled timber door to the rear. Access to the attached garage. Radiator.

UTILITY ROOM

5'8" x 5'5" (1.73m x 1.65m)

Timber framed window to the rear. Space for an automatic washing machine and tumble dryer.





## STUDY

10'1" x 6'2" (3.07m x 1.88m)

Timber framed window to the rear. Coved cornice. Radiator.

## LIVING ROOM

15'8" x 12'11" (4.78m x 3.94m)

PVCu double glazed window to the side. Laminate wood flooring. Coved cornice. Radiator. PVCu double glazed sliding door to:

## CONSERVATORY

11' x 10'11" (3.35m x 3.33m)

Brick to the lower section, PVCu framed and double glazed beneath a transparent roof. French window to the rear terrace. Tiled floor.

## BEDROOM ONE

13'6" x 13'5" (4.11m x 4.09m)

Full width mirror fronted wardrobes containing hanging rails and shelving. Small paned timber framed oriel bay window to the front. Coved cornice. Radiator.

## BEDROOM TWO

15'5" x 13'1" (4.70m x 3.99m)

Small paned PVCu double glazed oriel bay window to the front. Coved cornice. Radiator.

## BATHROOM

6' x 5'7" (1.83m x 1.70m)

Panelled bath with mixer tap and pedestal wash basin. Opaque timber framed window to the rear. Tiled surrounds. Tiled effect flooring. Chrome heated towel rail.

## WC

White/chrome low-level WC. Opaque timber framed window to the rear. Partially tiled walls. Stone effect tiled floor.

## FIRST FLOOR

### LANDING

Turned spindle balustrade. PVCu double glazed window to the front.

### BEDROOM THREE

13'6" x 9'9" (4.11m x 2.97m)

PVCu double glazed window to the side. Radiator

### BEDROOM FOUR

11' x 9'9" (3.35m x 2.97m)

PVCu double glazed window to the side. Radiator

## SHOWER ROOM/WC

8'10" x 5'6" (2.69m x 1.68m)

Pedestal wash basin, low-level WC and bidet. Tiled corner enclosure with thermostatic shower. Velux window. Partially tiled walls. Laminate wood flooring. Extractor fan. Radiator.

## OUTSIDE

### DOUBLE GARAGE

17'6" x 17'4" (5.33m x 5.28m)

Twin up and over doors. Timber framed window to the side. Light and power supplies.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

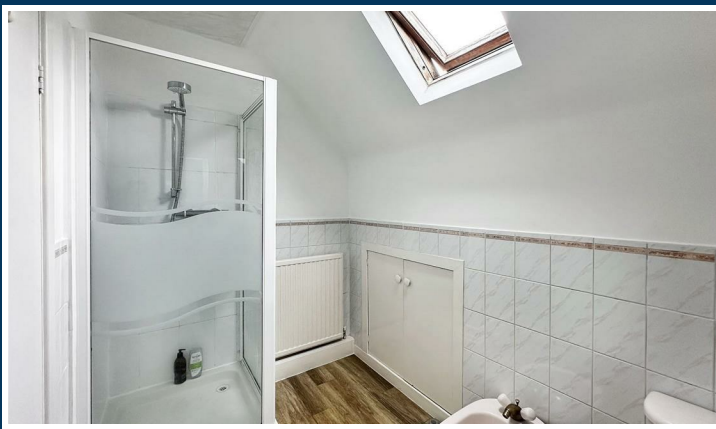
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

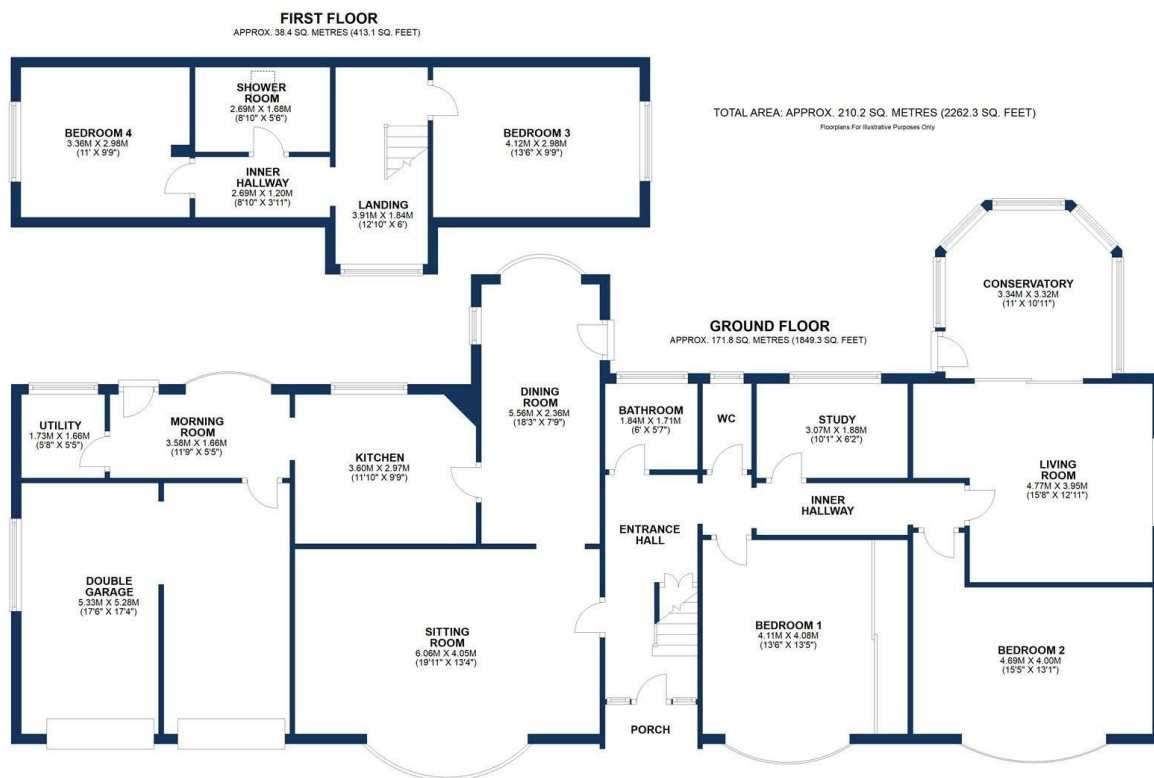
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## NOTE

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



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