



## 1 BOW GREEN ROAD | BOWDON

£1,000,000

\*\*\*NO ONWARD CHAIN\*\*\* A superb detached family home in a sought after location with scope to extend and re-model with PLANNING PERMISSION GRANTED (108926/FUL/22). The existing accommodation briefly comprises enclosed porch, entrance hall, full depth sitting room with doors onto the gardens plus adjacent separate dining room, fitted kitchen, utility, shower room/WC, three excellent double bedrooms and family bathroom/WC. Ample off road parking within the driveway which also provides access to the integral garage. Superb gardens to the front side and rear occupying a plot just over 1/5 of an acre. Viewing is essential to appreciate the potential on offer.

POSTCODE: WA14 3LZ

## DESCRIPTION

This detached family home occupies an excellent position with gardens to three sides and occupying a plot extending to just over a 1/5 of an acre.

There is much further potential to re-model to individual taste with planning permission already in place to create a superb property. Details are available on Trafford Borough Councils website using reference 108926/FUL/22.

The existing accommodation is superbly maintained and is approached by an enclosed porch leading onto a welcoming entrance hall. To one side was a full depth sitting room with dual aspect windows and double doors leading onto the lawned gardens and there is also an opening to the separate dining room. The kitchen is fitted with a comprehensive range of units and has an adjacent utility room which provides access to the integral garage and also the rear gardens. The ground floor accommodation is completed by the shower room/WC.

To the first floor there are three excellent double bedrooms serviced by the family bathroom/WC.

Externally there is off road parking within the tarmac driveway to the front which also provides access to the integral garage. The gardens to the side and rear are a particular feature laid mainly to lawn and benefitting from a southerly aspect to enjoy the sun all day.

Bowdon is well placed for access to the surrounding network of motorways and Manchester International Airport and the property also lies within the catchment area of highly regarded primary and secondary schools. Shopping facilities are available within the thriving village of Hale with its range of individual shops, restaurants and wine bars and within the market town of Altrincham from which the Metrolink provides a commuter service into Manchester.

Viewing is essential to appreciate the potential on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

#### ENTRANCE HALL

Glass panelled front door. Tiled flooring. Radiator. Stairs to first floor. Understairs storage cupboard.

#### SITTING ROOM

16'11" x 11'11" (5.16m x 3.63m)

With dual aspect windows to the front and rear overlooking the rear garden. PVCu double glazed French doors provide access to the gardens. Two radiators. Focal point of a period style fireplace with decorative tiled insert and granite effect hearth. Television aerial point. Opening to:

#### DINING ROOM

10'10" x 9'10" (3.30m x 3.00m)

PVCu double glazed window to the rear. Radiator.

#### KITCHEN

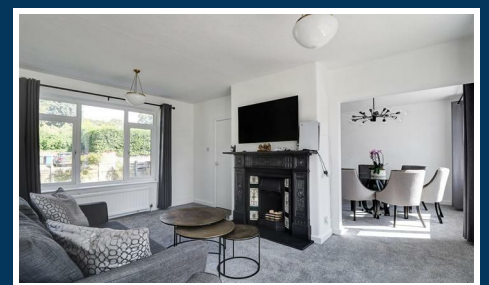
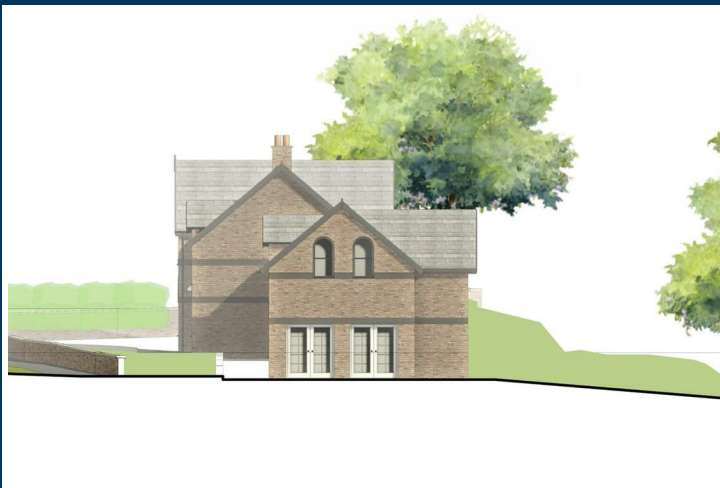
13'9" x 9'4" (4.19m x 2.84m)

Fitted with a range of wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated double oven/grill plus 4 ring gas hob. Tiled splashback. PVCu double glazed window to the rear. Radiator. Telephone point. Access to large pantry cupboard with opaque PVCu double glazed window to the front.

#### SHOWER ROOM

5'10" x 5'10" (1.78m x 1.78m)

With a suite comprising corner tiled shower cubicle, WC and wash hand basin. Opaque PVCu double glazed window to the front. Tiled floor. Tiled splashback. Chrome heated towel rail.



## UTILITY ROOM

9' x 6' (2.74m x 1.83m)

With work surface with plumbing for washing machine and space for dryer beneath. Space for fridge freezer. Opaque PVCu double glazed window to the side. PVCu double glazed door provides access to the rear gardens. Radiator.

## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the front plus further PVCu double glazed window to the front.

### BEDROOM 1

16'11" x 11'11" (5.16m x 3.63m)

Triple aspect PVCu double glazed windows to the front, side and rear. Fitted wardrobes. Two radiators.

### BEDROOM 2

13'9" x 9'4" (4.19m x 2.84m)

PVCu double glazed window to the rear. Radiator.

### BEDROOM 3

10'10" x 9'10" (3.30m x 3.00m)

PVCu double glazed window to the rear. Radiator.

### BATHROOM

9'4" x 7'4" (2.84m x 2.24m)

With a suite comprising walk in shower enclosure. WC and wash hand basin. Tiled floor and splashback. Opaque PVCu double glazed window to the side. Chrome heated towel rail. Airing cupboard.

### OUTSIDE

To the front of the property the tarmac drive provides off road parking and access to the garage. To the front, side and rear there are lawned gardens and a patio seating area all benefitting from a southerly aspect to enjoy the sun all day.

### INTEGRAL GARAGE

With remote up and over door. Opaque PVCu double glazed window to the side. Wall mounted Vaillant gas central heating boiler. Light and power.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

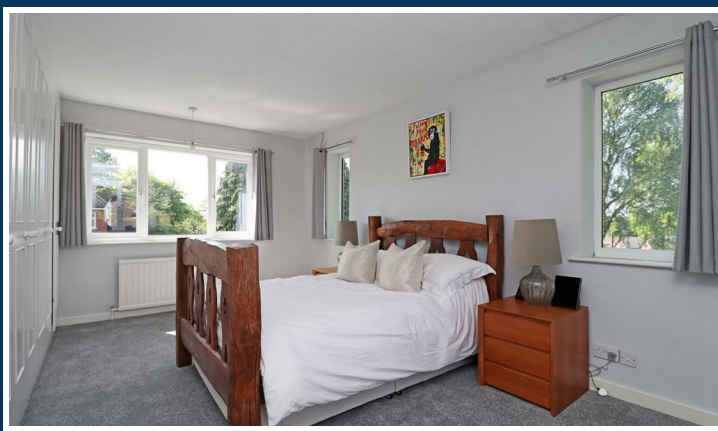
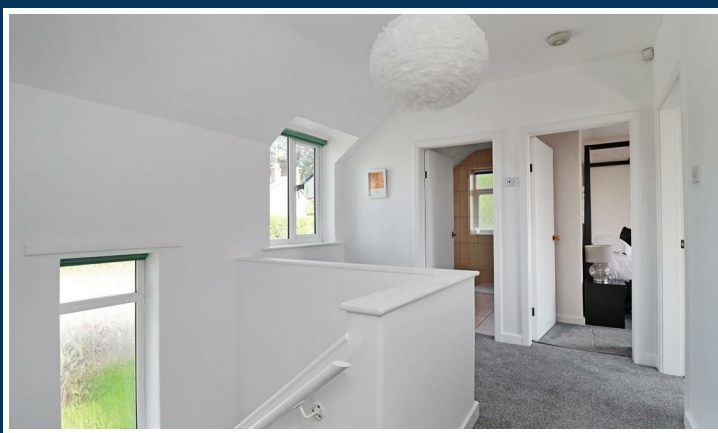
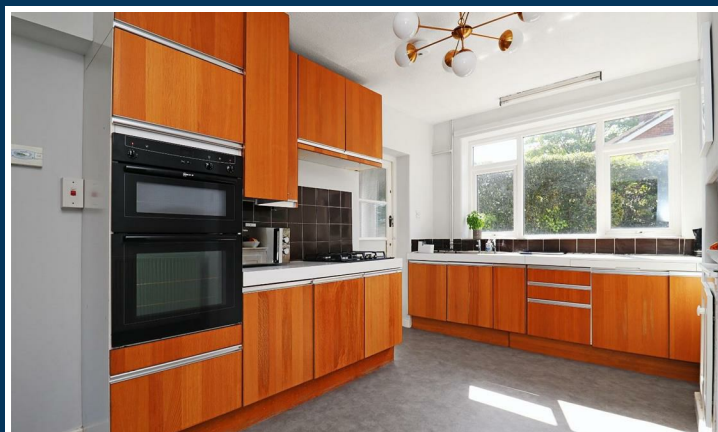
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### TENURE

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

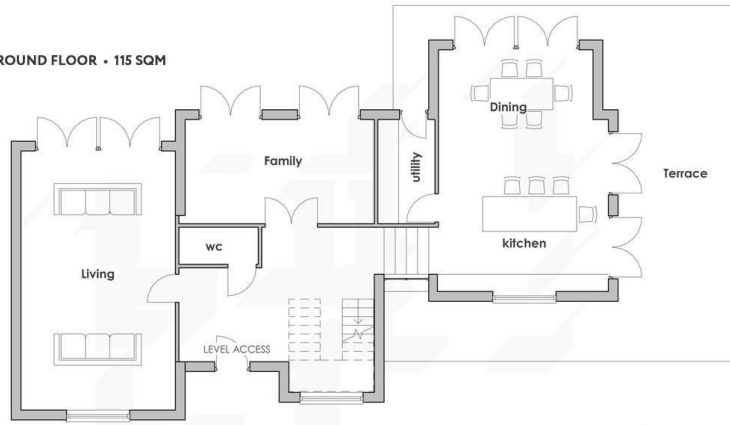
### NOTE

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

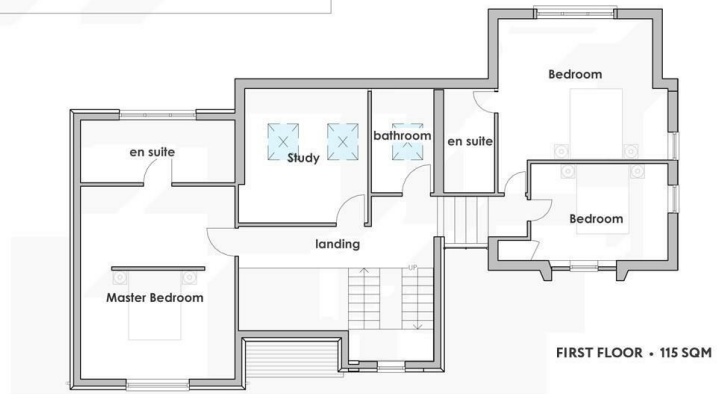


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GROUND FLOOR - 115 SQM



PROPOSED PLANS - 1 BOW GREEN ROAD - BOWDON



FIRST FLOOR - 115 SQM



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