



2 THE BEECHES 15 HEALD ROAD | BOWDON

OFFERS OVER £850,000

The Beeches occupies an enviable setting within tree lined grounds ideally positioned for both the centres of Hale and Altrincham. This apartment benefits from the grandeur of the original mansion house and unusually features a private rather than communal entrance. The accommodation briefly comprises enclosed porch, entrance hall, sitting room, living/dining kitchen, utility room, primary bedroom with dressing room and en suite shower room/WC, further double bedroom and bathroom/WC. Externally there is a garage and reserved parking space approached beyond remotely operated wrought iron gates. Delightful views of the gardens in southerly direction.

POSTCODE: WA14 2HZ

DESCRIPTION

The Beeches is an exclusive development of apartments formed from a substantial Victorian residence further developed in a sympathetic style to create an architecturally interesting building surrounded by well maintained tree lined gardens.

Situated within one of the most prestigious positions in the heart of the Bowdon Conservation Area the location is ideal being within half a mile of the village of Hale with its range of fashionable restaurants, bars and individual shops and railway station providing a commuter service into Manchester. Equally, the more comprehensive shopping centre of Altrincham with its highly popular Market Hall and Metrolink station is approximately one mile distance and Bowdon is well placed for access to the surrounding network of motorways and Manchester International Airport.

Approached beyond remotely operated wrought iron gates this apartment stands in a slightly elevated position and occupies part of the original mansion house. The interior incorporates many period features including tall ceilings, panelled doors and intricate cornicing, with rooms of generous proportions complemented by modern enhancements such as gas fired central heating and double glazing. Importantly the accommodation benefits from a private entrance with leaded light stained glass front door set beneath a fan light.

Upon entering the feeling of space is apparent and the impressive porch leads onto a grand entrance hall with decorative corbels. The sitting room is adorned with a stunning stone fireplace surround and contemporary brushed steel fire basket and tall bay windows overlook the manicured grounds. Positioned toward the rear is a superb open plan living space with Shaker style fitted kitchen featuring a range of integrated appliances and providing ample space for a dining suite alongside a naturally light seating area with views in a southerly direction.

The primary suite comprises spacious double bedroom with comprehensive range of fitted furniture, dressing room and sumptuous en suite shower room/WC. There is a second double bedroom with fitted wardrobes and luxurious bathroom/WC.

Externally the garage has the added advantage of a remotely operated door and there is reserved resident parking within the development.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Leaded light stained glass/panelled hardwood front door with fan light above. Tiled floor. Decorative cornice. Picture rail. Glazed/panelled door set within a matching decorative surround to:

ENTRANCE HALL

18'5 x 12'0 (5.61m x 3.66m)

Two ceiling roses. Decorative cornice and corbels. Dado rail. Covered radiator.

SITTING ROOM

19'6 x 18'0 (5.94m x 5.49m)

Stone fireplace surround and hearth with living flame/coal effect gas fire basket. Timber framed double glazed bay window. Two wall light points. Ceiling rose. Intricate cornice. Three radiators.

LIVING/DINING KITCHEN

31'4 x 18'5 (9.55m x 5.61m)

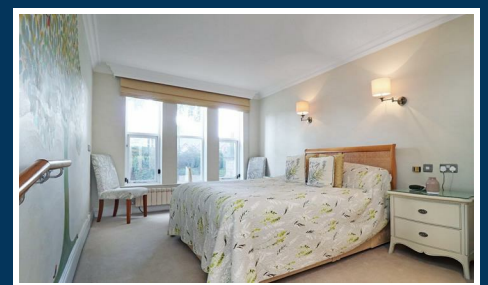
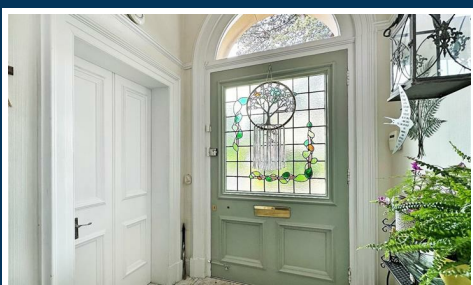
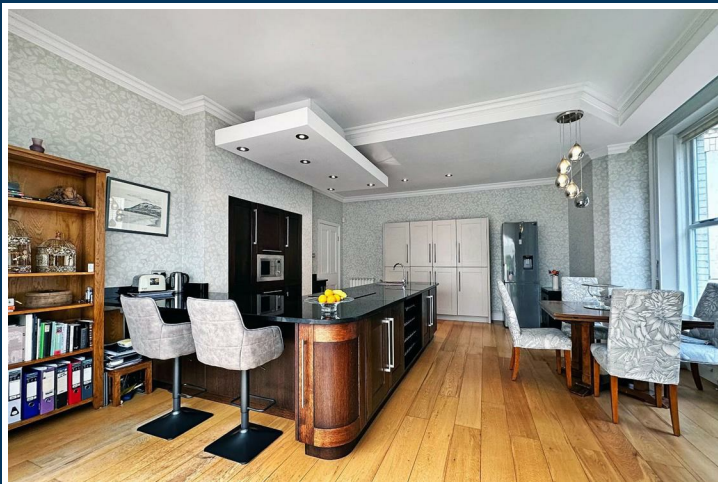
Planned to incorporate:

DINING KITCHEN

Fitted with Shaker style wall and base units beneath polished granite work surfaces and undermount 1 1/2 bowl stainless steel sink with mixer tap. Breakfast bar. Integrated appliances include an electric fan oven/grill, microwave oven, four ring ceramic hob, and dishwasher. Space for an American style fridge/freezer. Two timber framed double glazed windows. Wood flooring. Recessed low-voltage lighting. Coved cornice. Three radiators.

LIVING AREA

Brick to the lower section, timber framed and double glazed beneath a transparent roof. Wood flooring. Two radiators.



UTILITY ROOM

8'3 x 5'7 (2.51m x 1.70m)

Matching wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Space for an automatic washing machine and tumble dryer. Opaque timber framed double glazed arched window. Tile effect flooring. Radiator.

BEDROOM ONE

24'5 x 12'11 (7.44m x 3.94m)

Fitted with a seven door range of wardrobes containing hanging rails and shelving, Dressing table. Storage cupboard. Three timber framed double glazed windows. Recessed low-voltage lighting. Two wall light points. Coved cornice. Radiator.

DRESSING ROOM

9'11" x 7'5" (3.02m x 2.26m)

Recessed low-voltage lighting. Coved cornice.

EN SUITE SHOWER ROOM/WC

7'11 x 7'7 (2.41m x 2.31m)

Fully tiled and fitted with a white/chrome vanity wash basin with wall mounted mixer tap and WC with concealed cistern. Wide enclosure with thermostatic rain shower plus handheld attachment. Linen closet with shelving. Mirror fronted cabinet. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

14'11 x 14'9 (4.55m x 4.50m)

Five door range of fitted wardrobes containing hanging rails and shelving. Concealed wall mounted gas central heating boiler. Three timber framed double glazed windows. Recessed low-voltage lighting. Two wall light points. Coved cornice. Radiator.

BATHROOM/WC

7'10 x 7'10 (2.39m x 2.39m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap, vanity wash basin with wall mounted mixer tap and WC with concealed cistern. Airing cupboard with shelving and housing the hot water cylinder. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

GARAGE

Remotely operated up and over door. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 years and the Freehold is vested in a management company of which an equal share will be transferred to the new owner upon completion. This should be verified by your Solicitor.

SERVICE CHARGE

We understand the service charge is approximately £4,800.00 per annum (£400.00 per calendar month). This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

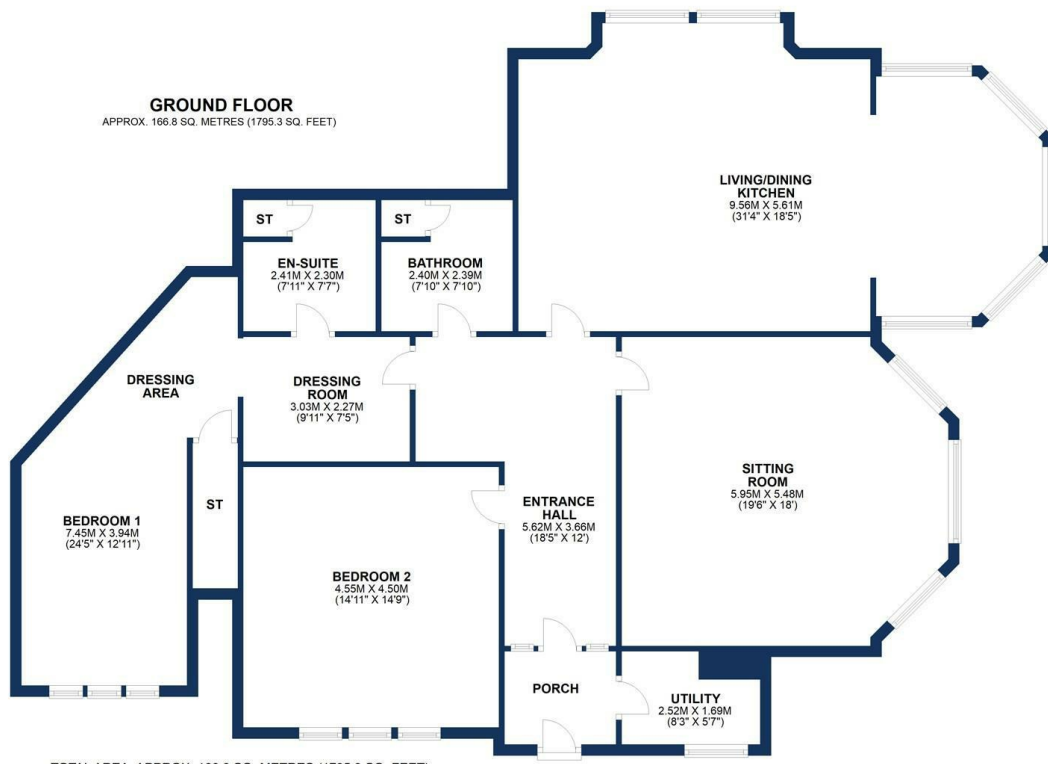
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NOTE

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



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GROUND FLOOR
APPROX. 166.8 SQ. METRES (1795.3 SQ. FEET)

TOTAL AREA: APPROX. 166.8 SQ. METRES (1795.3 SQ. FEET)
Floorplans For Illustrative Purposes Only



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