



## 3 DEVISDALE GRANGE GROBY ROAD | BOWDON

OFFERS IN THE REGION OF £950,000

\*\*\*NO ONWARD CHAIN\*\*\*

A sympathetically designed townhouse constructed by Crosby Homes and forming part of an exclusive gated development positioned within the heart of the conservation area. The superbly presented accommodation briefly comprises entrance hall, cloakroom/WC, dining room, kitchen and utility room. Sitting room with balcony and primary bedroom with balcony and en suite bathroom at first floor level. Three further double bedrooms and two bathrooms to the second floor. Gas fired central heating and double glazing. Resident and visitor parking. Integral garage. Private paved rear terrace and exceptional tree lined communal grounds with tennis court. Half a mile from Altrincham town centre.

POSTCODE: WA14 2BY

## DESCRIPTION

Devisdale Grange is an exclusive gated development completed by Crosby Homes who were renowned for their attention to detail and traditional designs which retain much of the character from earlier years combined with all the benefits of contemporary construction. This attractive townhouse is positioned within arguably one of the finest residential locations and occupies an outstanding tree lined site incorporating beautiful communal grounds with undulating lawns and the added advantage of a tennis court.

The location is ideal being adjacent to delightful walks within the Devisdale conservation area and approximately half a mile distance from the award-winning town centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways and Manchester airport. The property also lies within the catchment area of highly regarded primary and secondary schools.

Set well back from the carriageway beyond double opening wrought iron gates and block paved driveway the individual properties are grouped around a central courtyard with provision for visitor parking. The superbly presented accommodation has been carefully planned with rooms of generous size and initially the entrance hall forms a welcoming reception area with built-in cloaks cupboards. Toward the rear there is a dining room with French windows opening onto the private paved terrace alongside a covered seating area which is ideal for al fresco entertaining. The adjacent kitchen is fitted with integrated appliances and completing the ground floor is a useful utility room and cloakroom/WC.

At first floor level the spacious sitting room features a stunning marble fireplace surround and French windows which open onto a substantial balcony enhanced by remarkable views across the gardens. In addition, the primary suite comprises excellent double bedroom with fitted furniture, parapet balcony, dressing area with built-in wardrobes and bathroom/WC complete with separate shower enclosure.

To the upper floor there is a double bedroom with built-in wardrobes and en suite bathroom/WC, further double bedroom with built-in wardrobes, double bedroom currently fitted with office furniture and family bathroom/WC.

Gas fired central heating has been installed together with double glazing.

Externally there is a covered parking space, additional parking space and integral garage with remotely operated door and internal access to the entrance hall.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood panelled door with opaque glazed insert. Cloaks cupboard containing hanging rail and shelving. Turned spindle balustrade staircase to the first floor. Under-stair storage cupboard. Access to the integral garage. Two timber framed double glazed windows to the front. Recessed low-voltage lighting. Coved cornice. Dado rail. Radiator.

#### DINING ROOM

13'10" x 11'6" (4.22m x 3.51m)

Timber framed double glazed French windows to the paved rear terrace. Coved cornice. Radiator. Opening to:

#### KITCHEN

10'5" x 9'1" (3.18m x 2.77m)

Fitted with light wood wall and base units beneath tiled work-surfaces and inset 1 1/2 bowl composite drainer sink with mixer tap and tiled splash-back. Integrated appliances include a double electric fan oven/grill, four ring gas hob with chimney cooker hood above, microwave oven, fridge, freezer and dishwasher. Concealed wall mounted gas central heating boiler. Timber framed double glazed window to the rear. Tiled floor. Recessed low-voltage lighting. Coved cornice. Radiator.

#### UTILITY ROOM

9'1" x 6' (2.77m x 1.83m)

With the continuation of the kitchen units and work-surfaces. Recess for an automatic washing machine, tumble dryer, fridge and freezer. Tiled floor. Coved cornice.

#### CLOAKROOM/WC

6'9" x 5'4" (2.06m x 1.63m)

Vanity wash basin and low-level WC set within tiled surrounds. Recessed low-voltage lighting. Extractor fan. Radiator.

### FIRST FLOOR

#### LANDING

Storage cupboard with shelving and power supply. Turned spindle balustrade staircase to the second floor. Coved cornice. Dado rail. Radiator.

#### SITTING ROOM

21'4" x 17' (6.50m x 5.18m)

Marble fireplace surround and hearth with living flame coal effect gas fire. Timber framed double glazed French windows to the balcony with wrought iron balustrade. Timber framed double glazed window to the rear. Two ceiling roses. Coved cornice. Two radiators.



## BEDROOM ONE

21'6" x 13'8" (6.55m x 4.17m)

Recess for a double bed flanked by bedside tables and display shelves. Matching chest of drawers. Dressing area with six door range of built-in wardrobes containing hanging rails and shelving. Timber framed double glazed French windows to the balcony with walled perimeter. Timber framed double glazed window to the front. Recessed low-voltage lighting. Coved cornice. Two radiators.

## EN SUITE SHOWER ROOM/WC

9'3" x 8'11" (2.82m x 2.72m)

Fitted with a suite comprising panelled bath, vanity wash basin, low-level WC and bidet all set within tiled surrounds. Tiled enclosure with thermostatic shower. Marble effect flooring. Recessed low-voltage lighting. Shaver point. Extractor fan. Radiator.

## SECOND FLOOR

### LANDING

Airing cupboard with shelving and housing the hot water cylinder. Storage cupboard with shelving. Turned spindle balustrade. Dado rail. Coved cornice.

## BEDROOM TWO

17' x 9'3" (5.18m x 2.82m)

Three door range of built-in wardrobes containing hanging rails and shelving. Timber framed double glazed window to the rear. Coved cornice. Radiator.

## EN SUITE BATHROOM/WC

8'11" x 5'11" (2.72m x 1.80m)

White/chrome panelled bath with mixer/shower tap and screen above, vanity wash basin with mixer tap and low-level WC. Partially tiled walls. Marble effect flooring. Shaver point. Extractor fan. Radiator.

## BEDROOM THREE

15'9" x 9'4" (4.80m x 2.84m)

Built-in wardrobes with sliding doors containing hanging rail and shelving. Timber framed double glazed window to the front. Coved cornice. Radiator.

## BEDROOM FOUR

12'4" x 10'9" (3.76m x 3.28m)

Currently used as an office and fitted with twin pedestal desk, bookshelves, cupboards and drawers. Timber framed double glazed window to the rear. Radiator.

## FAMILY BATHROOM/WC

9'9" x 8'1" (2.97m x 2.46m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap and screen above, vanity wash basin with mixer tap, low-level WC and bidet. Opaque timber framed double glazed window to the front. Partially tiled walls. Marble effect flooring. Coved cornice. Shaver point. Extractor fan. Radiator.

## OUTSIDE

### INTEGRAL GARAGE

18'9" x 9'4" (5.72m x 2.84m)

Remotely operated up and over door. Light and power supplies. Access to the entrance hall.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

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

## SERVICE CHARGE

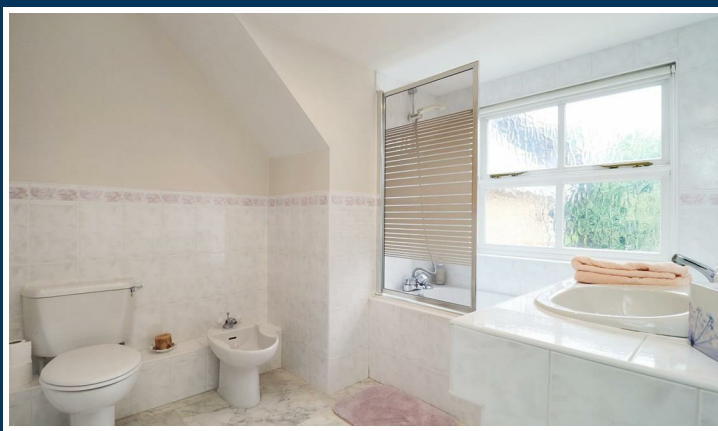
We understand the service charge is approximately £3,000.00 per annum (£250.00 per calendar month). This ensures the communal grounds are well maintained and full details will be provided by our client's Solicitor.

## COUNCIL TAX

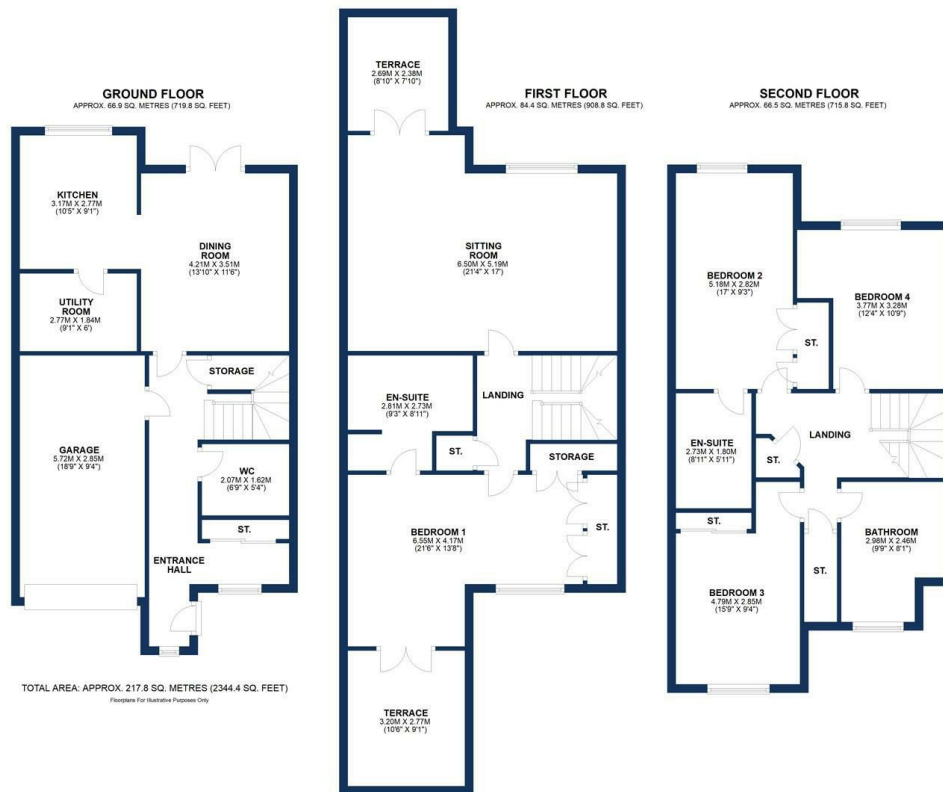
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## NOTE

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



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