



## 5 CHURCHFIELDS | BOWDON

£895,000

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

A rare opportunity to purchase a detached family house sitting on a spacious corner plot with wrap-around gardens, south facing at the rear and positioned in a highly sought after location. Much further potential subject to obtaining the relevant approval. The accommodation briefly comprises enclosed porch, entrance hall, cloakroom/WC, living room, sitting room, dining kitchen, side porch, four/five bedrooms and bathroom/WC. Gas fired central heating. Attached garage, car port and off road parking within the driveway. Grounds laid mainly to lawn. An opportunity to remodel to individual taste.



**POSTCODE: WA14 3PL**

## DESCRIPTION

This individually designed detached house lies within a highly favoured locality containing substantial family homes of varying age and design. In recent years several properties in the vicinity have been re-developed and there is also an excellent opportunity to remodel the existing accommodation to individual taste. Occupying a superb corner plot the grounds are certainly a feature with lawned gardens to three sides and a southerly aspect at the rear to enjoy the sunshine throughout the day.

In addition to the further potential the well planned living space incorporates rooms of generous size and includes a dual aspect living room with feature fireplace and French window opening onto the paved rear terrace, which is ideal for entertaining during the summer months. The adjacent sitting room benefits from delightful views across the rear gardens and also leads onto the aforementioned paved terrace through sliding windows. Completing the ground floor is a spacious fitted dining kitchen and cloakroom/WC.

At first floor level there are four/five excellent bedrooms and a bathroom/WC.

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

Externally the driveway provides off road parking and a side porch also provides access to the car port with attached garage beyond.

Churchfields is well placed for the surrounding network of motorways, Manchester International Airport and the village of Hale with its individual shops, restaurants and bars. A little over a mile to the north is the comprehensive shopping centre of Altrincham with its highly popular Market Hall and Metrolink station. The property also lies within the catchment area of highly regarded primary and secondary schools.

In conclusion, a detached family home on a spacious corner plot in a highly sought-after location, presenting a wonderful opportunity to remodel or redevelop, subject to obtaining the relevant approval.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Double glazed sliding door set within a matching surround. Tiled floor. Wall light point. Hardwood panelled door to:

#### ENTRANCE HALL

**12'1" x 10'1" (3.68m x 3.07m)**

Spindle balustrade staircase to the first floor. Wall light point. Coved cornice. Radiator.

#### CLOAKROOM/WC

White/chrome semi-recessed wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the side. Tiled floor. Radiator.

#### LIVING ROOM

**20'7" x 11'8" (6.27m x 3.56m)**

Stone tiled fireplace surround with coal effect living flame gas fire. Timber framed French window to the paved rear terrace set beside a matching timber framed window. PVCu double glazed window to the side. Natural wood platform with space for a grand piano. Coved cornice.

#### SITTING ROOM

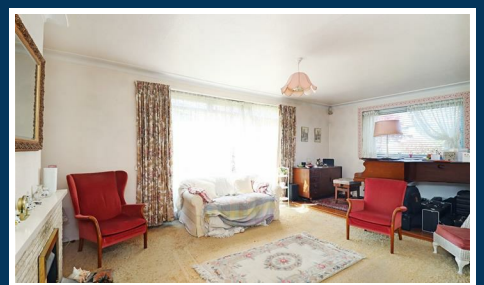
**16'5" x 10'11" (5.00m x 3.33m)**

Two double glazed sliding windows to the paved rear terrace. Partially tiled floor. Radiator.

#### DINING KITCHEN

**19'5" x 10'2" (5.92m x 3.10m)**

Fitted with matching wall and base units beneath heat resistant work-surfaces and two inset circular sinks with mixer tap and tiled splash-back. Pantry units with cupboards above. Integrated appliances include an electric oven/grill, four ring gas hob with extractor/light above, fridge and dishwasher. Recess for an automatic washing machine. Ample space for a dining suite. Two timber framed windows to the front. Natural wood flooring to the kitchen area. Wall mounted gas fire.



## SIDE PORCH

Two storage cupboards with shelving. Timber framed glazed door to the side and matching side-screen.

## FIRST FLOOR

### LANDING

PVCu double glazed window at half-landing level. Two wall light points. Radiator.

### BEDROOM ONE

13'10" x 11'8" (4.22m x 3.56m)

Built-in wardrobes with sliding doors containing hanging rails and drawers with cupboards above. PVCu double glazed window to the rear. Coved cornice. Radiator.

### BEDROOM TWO

11'8" x 10'10" (3.56m x 3.30m)

Built-in wardrobes containing hanging rails and shelving with cupboards above. Airing cupboard with shelving and housing the hot water cylinder. PVCu double glazed window to the rear. Radiator.

### BEDROOM THREE/BEDROOM FOUR

19' x 6'9" (5.79m x 2.06m)

Previously two separate rooms with built-in wardrobes containing hanging rails and shelving. Two PVCu double glazed windows to the front. Coved cornice. Two radiators.

### BEDROOM FIVE

11'8" x 6'11" (3.56m x 2.11m)

PVCu double glazed window to the rear. Coved cornice.

### BATHROOM/WC

10'1" x 7' (3.07m x 2.13m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap plus electric shower and screen above all set within tiled surrounds, pedestal wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the front. Wood effect flooring. Recessed LED lighting. Extractor fan. Coved cornice. Radiator.

## OUTSIDE

### ATTACHED GARAGE

17' x 13'11" (5.18m x 4.24m)

Up and over door. Wall mounted gas central heating boiler. Timber door and timber framed window to the rear. Light and power supplies.

### SERVICES

All mains services are connected.

### POSSESSION

Vacant possession upon completion.

### TENURE

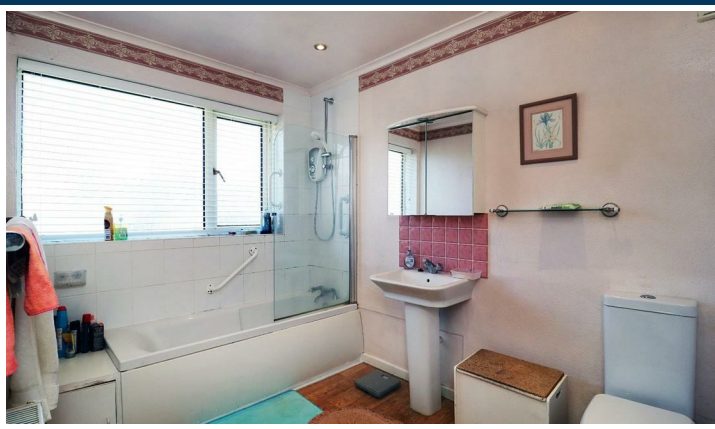
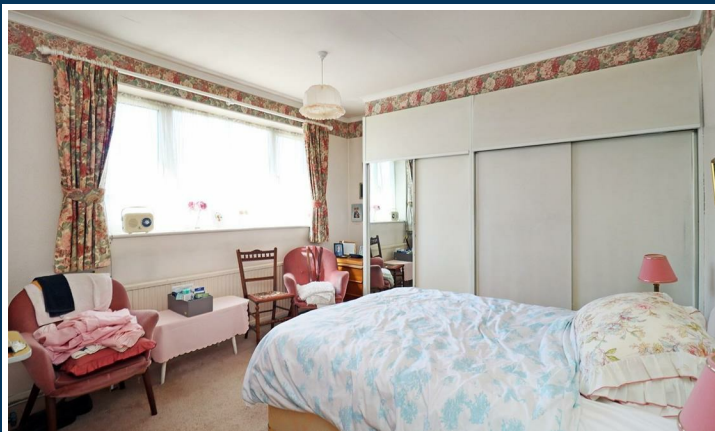
We are informed the property is Freehold. This should be verified by your Solicitor.

### COUNCIL TAX

Band G.

### NOTE

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

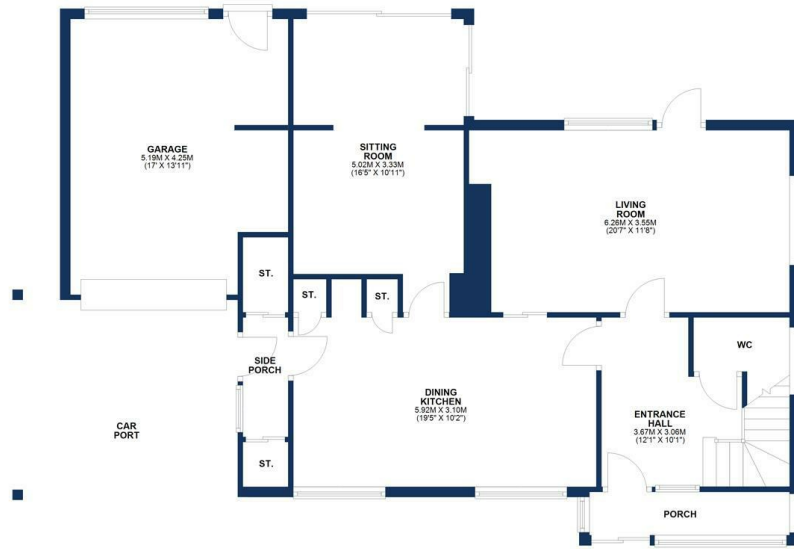


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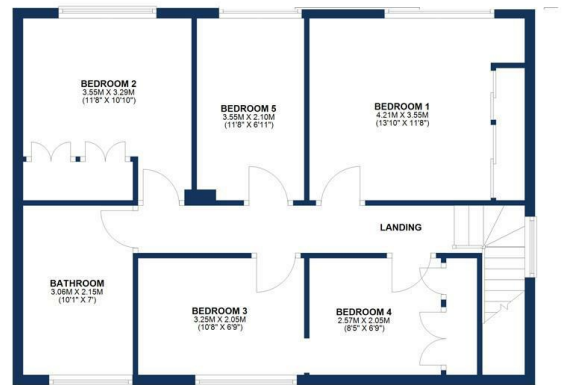
## GROUND FLOOR

APPROX. 105.5 SQ. METRES (1135.1 SQ. FEET)



## FIRST FLOOR

APPROX. 68.2 SQ. METRES (733.7 SQ. FEET)



TOTAL AREA: APPROX. 173.6 SQ. METRES (1868.8 SQ. FEET)

Floorplan for illustrative purposes only



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