



## 5 BIRCHDALE, ST MARYS ROAD | BOWDON

£895,000

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

A modern semi detached family house positioned on a sought after cul de sac with landscaped south facing rear gardens. Situated within the Bowdon Conservation Area. The superbly proportioned accommodation briefly comprises enclosed porch, sitting room with French windows to the paved rear terrace, dining room, fitted breakfast kitchen with integrated appliances, utility room/WC, primary bedroom with fitted wardrobes and en suite shower room/WC, two further first floor double bedrooms with fitted wardrobes, family bathroom/WC and spacious second floor double bedroom. Gas fired central heating and double glazing. Gated driveway providing off road parking and substantial carport.

**POSTCODE: WA14 2PW**

## DESCRIPTION

This modern semi detached family house is positioned on an exclusive cul de sac within the heart of the conservation area and adjacent to Bowdon Bowling and Lawn Tennis Club. The sought after location is 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. Equally, just a little farther is the fashionable village of Hale with its range of restaurants, wine bars and individual shops. Nearby is the exceptional Altrincham Grammar School for girls with Altrincham Grammar School for boys, Loretto Convent and St Ambrose being other highly regarded educational institutions in the locality, as are the primary and preparatory schools.

The superbly proportioned and well presented accommodation is available for immediate occupation and offered for sale with no onward chain.

Internally the enclosed porch leads onto an entrance hall with turned spindle balustrade staircase and wood flooring which continues into the spacious and naturally light sitting room with contemporary fireplace and picture window overlooking the gardens. French windows open onto the paved rear terrace which is ideal for entering during the summer months and an adjacent dining room may prove ideal for receiving formal guests. The kitchen is fitted with Shaker style units complemented by a range of integrated appliances and provides ample space for a breakfast table. Completing the ground floor is a useful utility room/WC with Duravit sanitary ware.

At first floor level the primary bedroom benefits from fitted wardrobes and an en suite shower room/WC. Two further double bedrooms also feature fitted furniture and are served by the modern family bathroom/WC. The upper floor includes an excellent double bedroom with access to eaves storage.

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

Externally there is off road parking for several cars within the gated driveway and substantial car port beyond. The landscaped rear gardens are stone paved for ease of maintenance with raised flower beds and a fence perimeter. Importantly with a southerly aspect to enjoy the sunshine throughout the day.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Harwood panelled front door. Tall timber framed window to the side. Wood flooring. Recessed LED lighting. Wood flooring. Recessed LED lighting. Cornice.

#### ENTRANCE HALL

**13'11 x 7'2 (4.24m x 2.18m)**

Turned spindle balustrade staircase to the first floor. Timber framed glazed/panelled door to the car port. Timber framed double glazed window to the front. Wood flooring. Recessed LED lighting. Cornice. Radiator.

#### SITTING ROOM

**24'9 x 12'7 (7.54m x 3.84m)**

Contemporary wall mounted log/flame effect electric fire with provision for a wall mounted flatscreen television above. Timber framed double glazed French windows to the stone paved rear terrace. Timber framed picture window to the rear. Wood flooring. Five wall light points. Cornice. Two vertical radiators.

#### DINING ROOM

**13'11 x 9'3 (4.24m x 2.82m)**

Timber framed window to the front. Picture rail. Radiator.

#### BREAKFAST KITCHEN

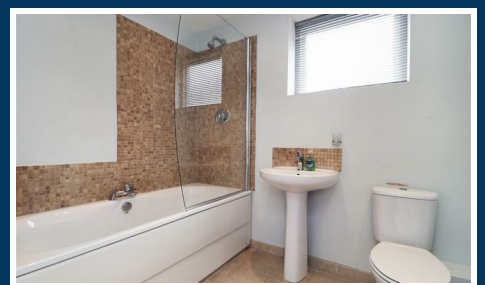
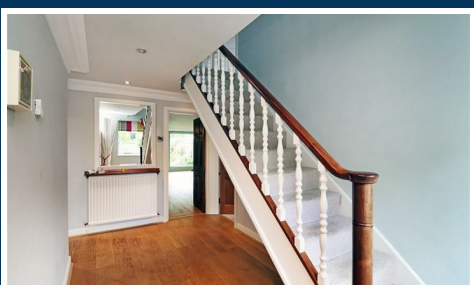
**11'8 x 9'4 (3.56m x 2.84m)**

Fitted with a range of Shaker style wall and base units beneath heat resistant work-surfaces and inset circular stainless steel sink with mixer tap and instant hot water tap. Tiled splash-back. Integrated appliances include a double electric oven/grill, four ring gas hob, fridge and dishwasher. Concealed wall mounted gas central heating boiler. Ample space for a breakfast table and chairs. Timber framed double glazed window to the rear. Tiled floor. Recessed low-voltage lighting. Vertical radiator.

#### UTILITY/WC

**7'3 x 5'2 (2.21m x 1.57m)**

Recess for an automatic washing machine and tumble dryer beneath a heat resistant work-surface. White/chrome wall mounted Duravit washbasin and Duravit low-level WC. Opaque timber framed window to the side. Tiled floor. Radiator.



## FIRST FLOOR

### LANDING

Turned spindle balustrade staircase to the second floor. Timber framed window to the front.

### BEDROOM ONE

11'11" x 11'6" (3.63m x 3.51m)

Fitted with a four door range of wardrobes containing hanging rails with cupboards above. Timber framed window to the rear. Wall light point. Coved cornice. Radiator.

### EN SUITE SHOWER ROOM/WC

6'2" x 5'2" (1.88m x 1.57m)

White/chrome pedestal washbasin with mixer tap and low-level WC set within tiled surrounds. Tiled corner enclosure with thermostatic shower. Opaque timber framed double glazed window to the side. Tiled floor. Shaver point. Extractor fan. Chrome heated towel rail.

### BEDROOM TWO

11'6" x 10'4" (3.51m x 3.15m)

Fitted with a three door range of wardrobes containing hanging rails with cupboards above and matching chest of drawers. Timber framed window to the rear. Coved cornice. Radiator.

### BEDROOM THREE

13'11" x 9'3" (4.24m x 2.82m)

Fitted with a four door range of wardrobes containing hanging rails with cupboards above. Timber framed window to the front. Coved cornice. Radiator.

### FAMILY BATHROOM/WC

8'9" x 5'11" (2.67m x 1.80m)

Fitted with a modern white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, pedestal wash basin with mixer tap and low-level WC set within tiled surrounds. Opaque timber framed double glazed window to the side. Tiled floor. Recessed low-voltage lighting. Shaver point. Extractor fan. Chrome heated towel rail.

## SECOND FLOOR

### LANDING

Timber framed window to the front.

### BEDROOM FOUR

22'6" x 11'5" (6.86m x 3.48m)

Airing cupboard with shelving and housing the hot water cylinder. Access to eaves storage. Two timber framed double glazed windows to the front. Radiator.

### OUTSIDE

Driveway providing off road parking and substantial car port.

### 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 F.

### NOTE

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



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### HALE BARNs

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

### HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

### TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM