



## CHURCH LEA 2 GADDUM ROAD | BOWDON

OFFERS OVER £900,000

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

An individually designed modern detached family house positioned in a highly sought after location and sitting on a considerable plot approximately  $\frac{1}{4}$  of an acre with south westerly facing gardens at the rear. An opportunity to remodel to individual taste or redevelop the site, subject to obtaining the relevant approval. The accommodation briefly comprises recessed porch, entrance hall, cloakroom/WC, sitting room, dining room, conservatory, fitted kitchen, utility room, family room, three double bedrooms, bathroom and WC. Gas fired central heating and PVCu double glazing. Attached garage and off road parking within the driveway. Mature grounds laid mainly to lawn.



**POSTCODE: WA14 3PB**

## DESCRIPTION

This individually designed detached house stands in a prominent position and 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 plot of approximately ¼ of an acre, the mature grounds are certainly a feature with lawned gardens to three sides and a south westerly aspect at the rear to enjoy the sunshine throughout the day and into the evening.

In addition to the further potential the well planned living space incorporates rooms of generous size and includes a dual aspect sitting room with double opening doors to the formal dining room and sliding windows leading onto the rear terrace which is ideal for entertaining during the summer months. The naturally light conservatory also opens onto the aforementioned terrace and enjoys delightful views across the gardens. The kitchen is fitted with modern units and a range of integrated appliances alongside a useful utility room and full depth family room which may be suitable for a variety purposes. Completing the ground floor is a cloakroom/WC.

At first floor level there are three excellent double bedrooms with built-in wardrobes and commanding tree lined views, bathroom and WC.

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

Externally the pattern impressed driveway provides off road parking with an attached garage beyond.

Gaddum Road 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 modern detached family home in a sought-after location and, although well cared for, presenting a rare opportunity to remodel or redevelop, subject to obtaining the relevant approval.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

Leaded effect double glazed/panelled woodgrain effect composite front door.

#### ENTRANCE HALL

**15'5 x 9'11 (4.70m x 3.02m)**

Staircase to the first floor. Under-stair storage cupboard. Tall PVCu double glazed windows at half landing level to the front and side. Wall light point. Coved cornice. Radiator.

#### CLOAKROOM/WC

**7'2 x 3'11 (2.18m x 1.19m)**

White wall mounted wash basin and low-level WC. Opaque PVCu double glazed window to the front. Tile effect flooring. Radiator.

#### SITTING ROOM

**16'5 x 12'11 (5.00m x 3.94m)**

PVCu double glazed sliding windows to the rear terrace. PVCu double glazed window to the front. Coved cornice. Radiator. Double opening doors to:

#### DINING ROOM

**11'10 x 11'0 (3.61m x 3.35m)**

PVCu double glazed window to the rear. Coved cornice. Radiator.

#### CONSERVATORY

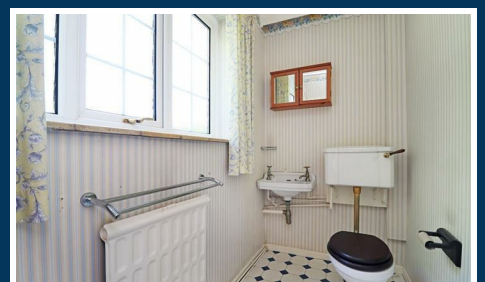
**11'7 x 11'3 (3.53m x 3.43m)**

Brick to the lower section, PVCu framed and double glazed beneath a translucent roof. French windows to the rear terrace. Tiled floor. Two wall light points. Electric underfloor heating.

#### KITCHEN

**11'10 x 10'10 (3.61m x 3.30m)**

Fitted with beech effect wall and base units beneath heat resistant work surfaces and inset 1½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include a double electric oven/grill, microwave oven, five ring gas hob with stainless steel splash-back and chimney cooker hood above and dishwasher. Space for a fridge/freezer. PVCu double glazed window to the rear. Recessed LED lighting. Radiator.





## UTILITY ROOM

14'5 x 5'4 (4.39m x 1.63m)

With the continuation of the kitchen wall and base units beneath heat resistant work-surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine. Opaque PVCu double glazed door to the rear. Opaque PVCu double glazed window to the front.

## FAMILY ROOM

18'1 x 9'3 (5.51m x 2.82m)

PVCu double glazed windows to the front and rear. Two wall light points. Radiator.

## FIRST FLOOR

### LANDING

Concealed wall mounted gas central heating boiler and hot water cylinder. Coved cornice. Radiator.

### BEDROOM ONE

16'5 x 11'0 (5.00m x 3.35m)

Built-in wardrobes containing hanging rails with cupboards above. PVCu double glazed windows to the front and rear. Wall light point. Coved cornice. Radiator.

### BEDROOM TWO

12'0 x 11'0 (3.66m x 3.35m)

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

### BEDROOM THREE

10'10 x 10'6 (3.30m x 3.20m)

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

### BATHROOM

7'5 x 6'5 (2.26m x 1.96m)

White panelled bath with mixer tap and electric shower over. White vanity wash basin. Opaque PVCu double glazed window to the front. Tiled walls. Extractor fan. Radiator.

### WC

White low-level WC. Opaque PVCu double glazed window to the side.

## OUTSIDE

### ATTACHED GARAGE

18'1 x 8'0 (5.51m x 2.44m)

Up and over door. Opaque PVCu double glazed/panelled door to the rear. Opaque timber framed window to the side. 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

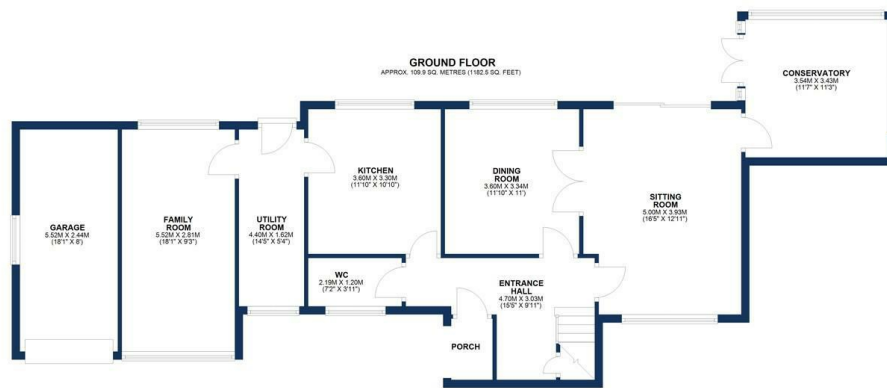
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## NOTE

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



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TOTAL AREA: APPROX. 169.9 SQ. METRES (1829.0 SQ. FEET)



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