



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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6 Enville Road  
Bowdon, Altrincham, WA14 2NR



£1,350,000

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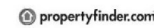


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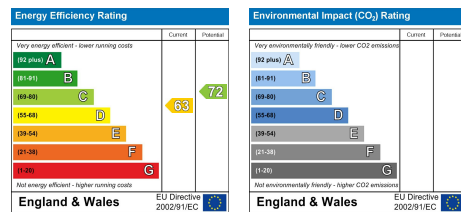


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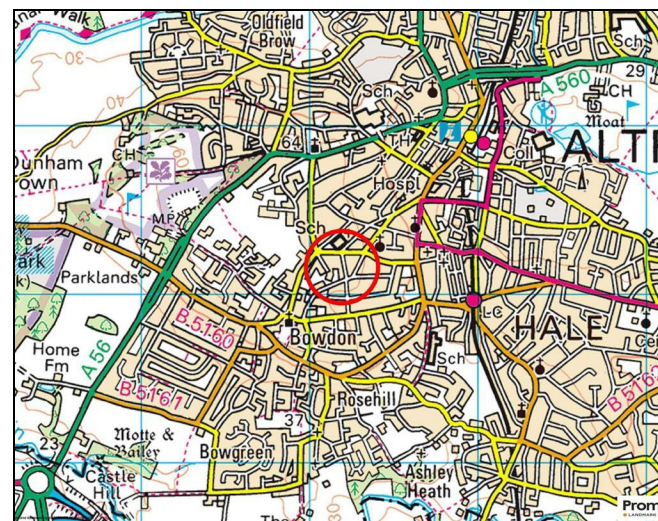
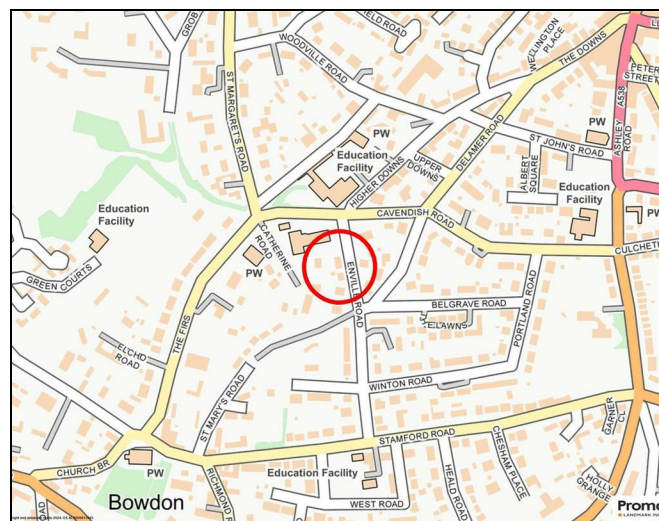


## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings to the traffic lights. Turn right at the lights into the continuation of Ashley Road. Take the first left turning into Cavendish Road, bearing left at the junction in to the continuation of Cavendish Road. Turn left onto Enville Road where the property will be found on the right hand side



# overview

AN IMMACULATELY PRESENTED DETACHED FAMILY HOME DESIRABLY LOCATED WITHIN WALKING DISTANCE OF HALE VILLAGE, ALTRINCHAM TOWN CENTRE AND EXCELLENT LOCAL SCHOOLS, BENEFITTING FROM A DETACHED GUEST SUITE AND A WEST FACING GARDEN. 2434 SQFT

Porch. Hall. GF Shower Room. Lounge. Family Room. 300 sqft Dining Kitchen. Utility. Four Double Bedrooms. Two Bath/Shower Rooms. Driveway. Detached One Bedroom Guest Suite. South facing Garden.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

A lovely, traditional double fronted Detached family home with extensive and versatile accommodation arranged over Two Floors, extending to approximately 2500 square feet, including a substantial Garage Conversion providing a well appointed Guest Suite.

The property is located on this enormously desirable road, within walking distance of Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink, Hale Village with its range of fashionable shops, restaurants and bars and within catchments of Altrincham Boys' and Girls' Grammar Schools, with the Girls' Grammar School literally on the doorstep.

The property is well appointed with excellent specification kitchen and bathroom fittings and is immaculately presented throughout, yet at the same time offers enormous additional potential to extend and remodel, subject to any necessary consents, including into the substantial loft space.

As it stands, the property provides Two superbly sized Reception Rooms to the Ground Floor, in addition to a Shower Room and 300 square foot 'L Shaped' Dining Kitchen and to the First Floor are Four Double Bedrooms served by Two Bath/Shower Room, one being En Suite to the Principal Bedroom.

The Guest Suite created via a Garage conversion provides an Open Plan Live In Kitchen and a Double Bedroom served by a well appointed Shower Room.

Externally, the property enjoys a Carriage Driveway providing good off street Parking and to the rear a good sized, private West facing Garden.

Comprising:

Entrance Porch. Spacious Hall with staircase to the First Floor.

Ground Floor Shower Room.

Through Lounge with inglenook and fireplace feature. French doors and windows onto the garden and a further window to the front.

Family Room ideal for day to day informal family living with French doors and windows overlooking and providing access to the garden.

300 square foot 'L Shaped' Dining Kitchen with windows to the front and fitted a modern range of laminate fronted units arranged around a central island unit incorporating a breakfast bar. Integrated stainless steel oven, hob, extractor fan, fridge freezer and dishwasher.

Utility Room with outside access.

First Floor Landing with a pull down ladder to a substantial Loft space. Window to the rear. Doors giving access to the Bedroom Accommodation.

Principal Bedroom One with a wide bay window overlooking the rear garden with built in wardrobes and served by a well appointed En Suite Shower Room.

Bedroom Two enjoys a rear garden aspect and has built in wardrobes.

Bedroom Three overlooks the front and side.

Bedroom Four to the front.

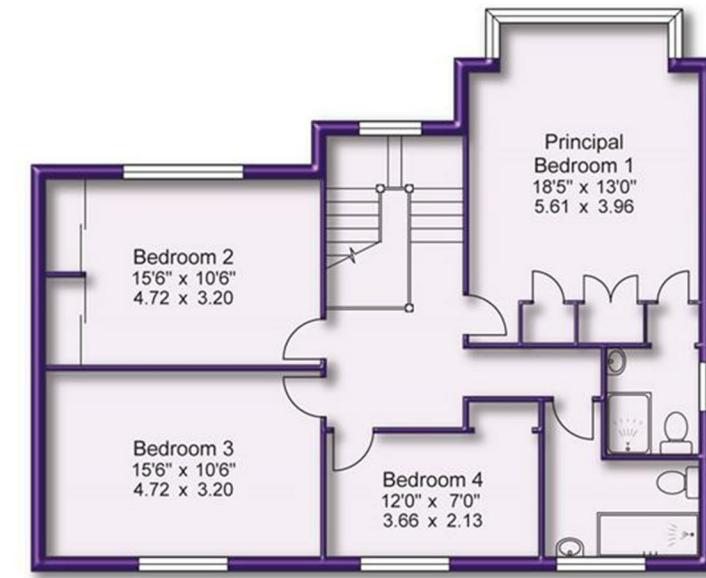
The Bedrooms are further served by the well appointed Family Bathroom fitted with a white suite with shower over the bath.

The Guest Suite created via a Garage conversion extends to approximately 350 Square foot and provides an Open Plan Live In Kitchen with French doors onto the Garden and a Double Bedroom served by a well appointed Shower Room.

Externally, the property enjoys a Carriage Driveway providing off street Parking and has a good sized, maturely stocked Garden to the rear affording excellent privacy and enjoying a South facing and therefore sunny aspect.

A fabulous family home in a brilliant location.

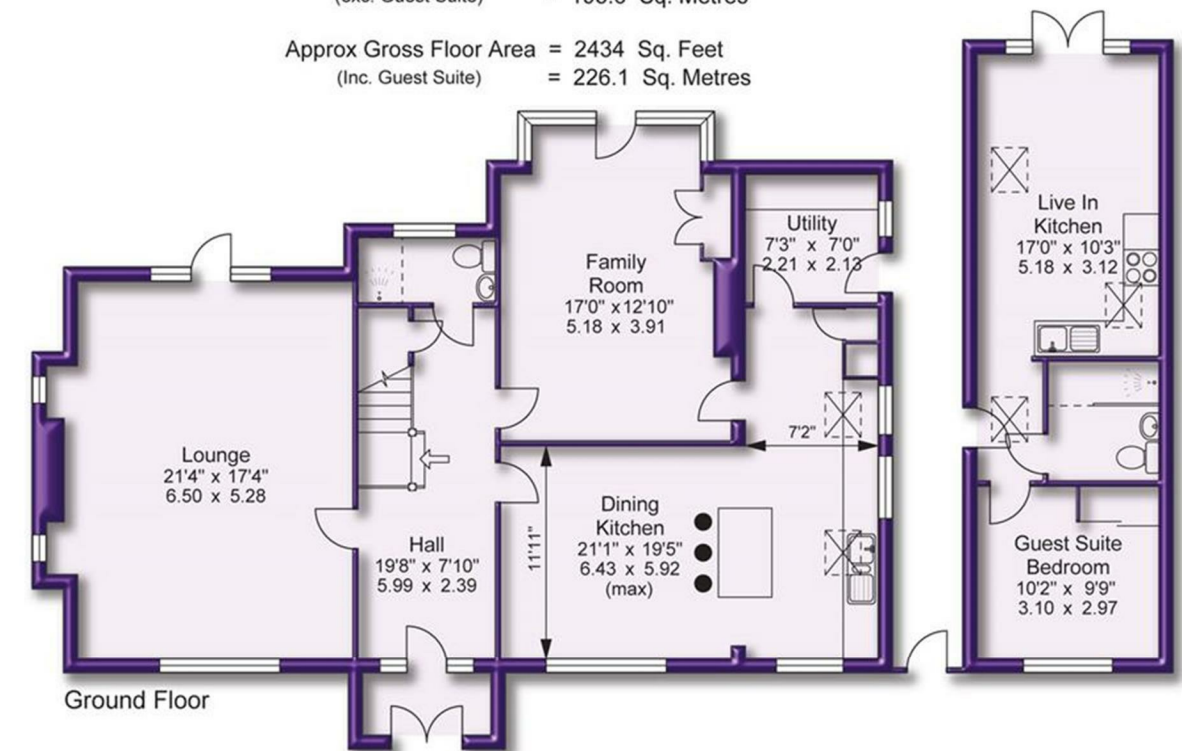
- Freehold
- Council Tax Band G



First Floor

Approx Gross Floor Area = 2085 Sq. Feet  
(exc. Guest Suite) = 193.6 Sq. Metres

Approx Gross Floor Area = 2434 Sq. Feet  
(Inc. Guest Suite) = 226.1 Sq. Metres



Ground Floor