



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 18 Albert Square

Bowdon, Altrincham, Cheshire, WA14 2ND



£1,675,000

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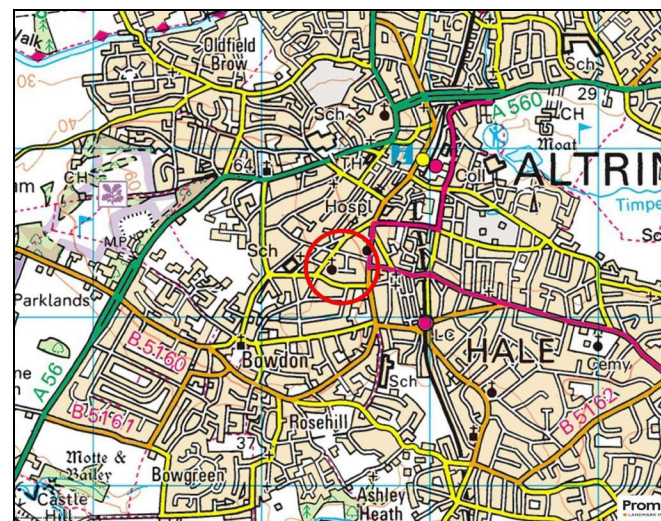
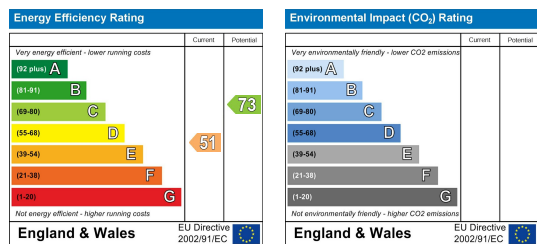


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## energy efficiency

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



# Overview

A STUNNING PERIOD SEMI DETACHED FAMILY HOME WITH HIGH SPECIFICATION FIXTURES AND FITTINGS THROUGHOUT POSITIONED IN THIS MOST DESIRABLE LOCATION WITHIN WALKING DISTANCE OF HALE VILLAGE, ALTRINCHAM TOWN CENTRE AND WITHIN CATCHMENT OF EXCELLENT LOCAL SCHOOLS. 3594 SQFT

Hall. WC. Lounge. Family Room. 500sqft Open Plan Dining Kitchen. Cinema Room. Wine Cellar. Utility Room. Five Double Bedrooms. Three Bathrooms. Driveway. Landscaped Garden with Entertaining Area. No Chain!



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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 stunning Victorian Semi Detached family home with beautifully appointed accommodation arranged over Four Floors, extending to approximately 3600 square foot including Converted Cellars and stylishly appointed throughout with superb specification fixtures and fittings.

The stylishly, contemporary design theme sits comfortably next period features which include intricate high corniced ceilings, original windows, original or reproduction fireplaces, custom built wardrobes and furniture and an impressive spindle balustrade staircase returning through the floors.

The location is supreme in this desirable square perfectly located within a moments walk of Altrincham Town Centre, its facilities, the popular Market Quarter and The Metrolink and also within walking distance of Hale Village with its range of fashionable shops, restaurants and bars. In addition, the property is perfectly located for Altrincham Boys' and Girls' Grammar Schools.

The accommodation provides a spacious Hall with cloak room and Ground Floor WC off.

The Lounge has an impressive fireplace feature and a window to the front.

An informal Family Living Room has glazed doors and windows looking through to the fantastic 500 square foot Dining Kitchen. This features full height windows with sliding patio doors giving access to and enjoying an aspect of the gardens.

The Kitchen is fitted with an extensive range of units arranged around a central island unit incorporating a circular dining table. Integrated Miele appliances include double ovens, steam over and microwave, induction hob, wine fridges, dishwasher and freestanding American style fridge freezer.

Lower Ground Floor Converted Cellars provide a Cinema Room/Den, Wine Cellar and Utility Room in addition to providing excellent storage

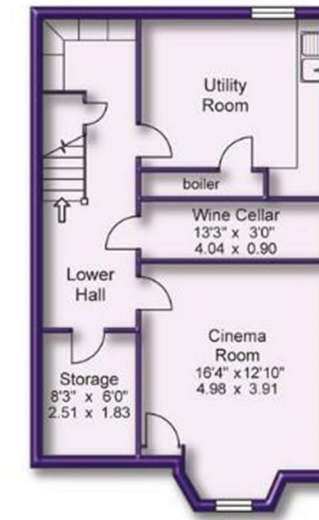
Over the Two Upper Floors are Five Bedrooms served by Three Bath/Shower Room facilities, Two being En Suite and including a Principal Bedroom Suite of Bedroom, fitted Dressing Room and Bathroom, with a further Bedroom also having a Dressing Room En Suite.

Externally, a Driveway provides good off street Parking.

The rear Garden has been professionally landscaped with low maintenance in mind providing paved path and patio areas, accessed via the glazed doors from the Dining Kitchen, enclosed within areas of artificial lawn and having further sitting areas with a Garden Kitchen and BBQ, enclosed with modern design timber fencing and walling. Tall laurel hedging provides a mature backdrop and screening.

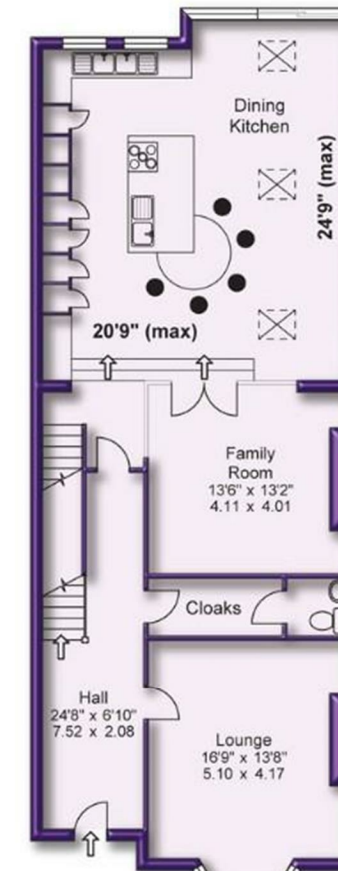
A truly stunning property appointed to the highest specification, offered for sale with no chain!

- Freehold
- Council Tax Band G

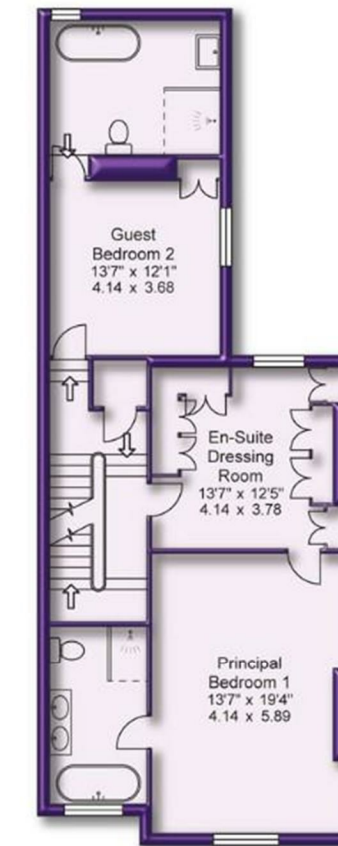


Lower Ground Floor

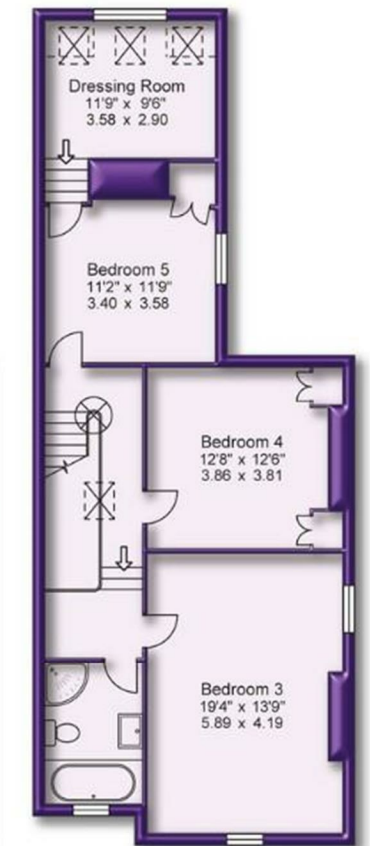
Approx Gross Floor Area = 3594 Sq. Feet  
= 333.8 Sq. Metres



Ground Floor



First Floor



Second Floor