



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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Oakleigh, 21 Portland Road

Bowdon, Altrincham, WA14 2PA



£1,450,000

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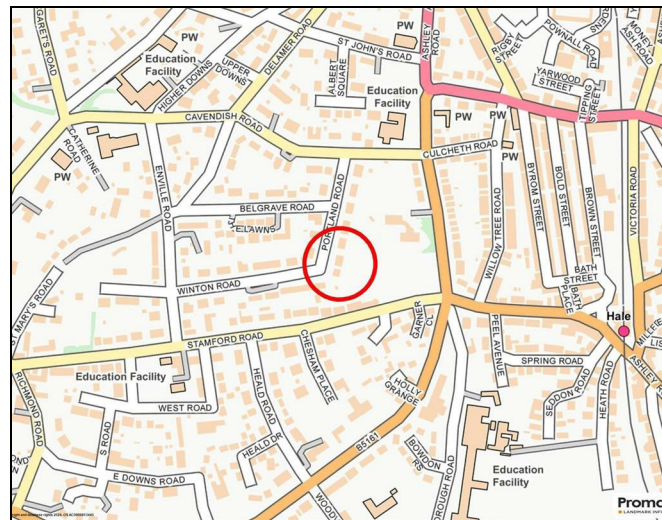
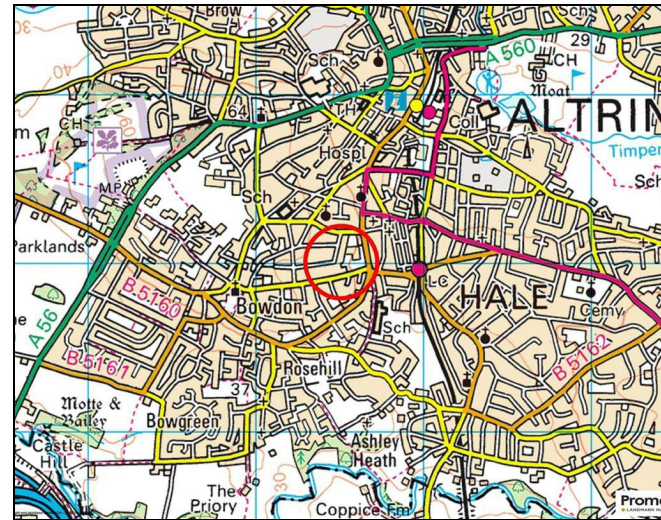
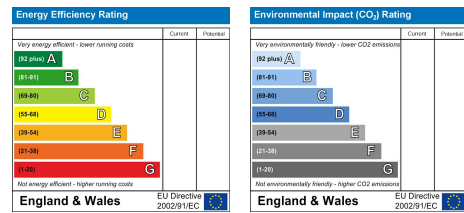


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energy efficiency

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



overview

A SUPERBLY PROPORTIONED EDWARDIAN SEMI DETACHED FAMILY HOME OFFERING EXCELLENT POTENTIAL, DESIRABLY LOCATED WITHIN WALKING DISTANCE OF BOTH HALE AND ALTRINCHAM CENTRES AND BACKING ON TO SPRINGBANK PARK. 3967SQFT

Porch. Hall. WC Lounge. Dining Room. Breakfast Kitchen. Utility. Six Double Bedrooms. Two Bath/Shower Rooms. Four Chamber Cellars. Driveway. Garage. Lovely Gardens. NO CHAIN!



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 wonderful opportunity to acquire this superb Edwardian Semi Detached family home which has been cared for during the vendors long period of ownership, but now offers fantastic potential to update and improve to a modern specification.

The property has a wealth of original features retained to include high corniced ceilings, attractive fireplaces, sash windows and an impressive spindle balustrade staircase and is superbly positioned on this enormously desirable road in the heart of old Bowdon backing onto the open space of Springbank Park which provides attractive green outlooks from the principal rooms to the rear of the property.

In addition, the property is within walking distance of Hale Village with its fashionable shops, restaurants and bars and with Altrincham Town Centre, the popular Market Quarter and the Metrolink on the doorstep.

The accommodation extends to approximately 4000 square feet over Four Floors, including Cellars, which offer potential to convert subject to any necessary consents.

As is stands, the property has Two Reception Rooms to the Ground Floor in addition to the Breakfast Kitchen. There are Six Double Bedrooms over the Two Upper Floors, served by Two Bath/Shower Rooms.

The Four Chamber Cellars return under the full footprint of the house.

Externally, there is a deep, maturely stocked Garden frontage and a Driveway leading to a Detached Garage with shed to the rear.

The Garden to the rear is most attractive, laid to an expanse of lawn with deep maturely stocked borders of shrubs, bushes, trees and plants with substantial trees within the boundaries of the property and Springbank Park creating excellent all year round privacy and a most attractive outlook.

A superb family home with wonderful potential, offered for sale with no chain.

Comprising:

Entrance Porch. Hall with spindle balustrade staircase to the First Floor. Ground Floor WC.

Lounge with bay window enjoying the attractive outlook to the rear.

Dining Room with bay window to the front.

Breakfast Kitchen with rear aspect and access and a door leading through the Cellars.

Utility Room positioned off the Hall.

First Floor Landing with a further staircase to the Second Floor.

Principal Bedroom with a bay window to the front.

Bedroom Two overlooking the rear.

Bedroom Three also to the rear with attractive bay window feature.

These Bedrooms are served by the Family Bathroom with separate WC.

Second Floor Landing serving Three further Double Bedrooms located under the eaves of the property with attractive sloping but not restricted ceiling heights, with Two Bedrooms enjoying delightful far reaching aspects to the rear.

These Bedrooms are served by a Shower Room with dormer window to the front.

A superb property offering enormous space and character, offered for sale with no chain.

- Freehold
- Council Tax Band G

