



**HALE OFFICE:**

212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622

Email: hale@watersons.net

**SALE OFFICE:**

91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 8 Wychwood

Bowdon, Altrincham, WA14 3DP



£750,000

[www.watersons.net](http://www.watersons.net)

[www.watersons.net](http://www.watersons.net)









**HALE OFFICE:**  
212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622  
Email: hale@watersons.net

**SALE OFFICE:**  
91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355  
Email: sale@watersons.net

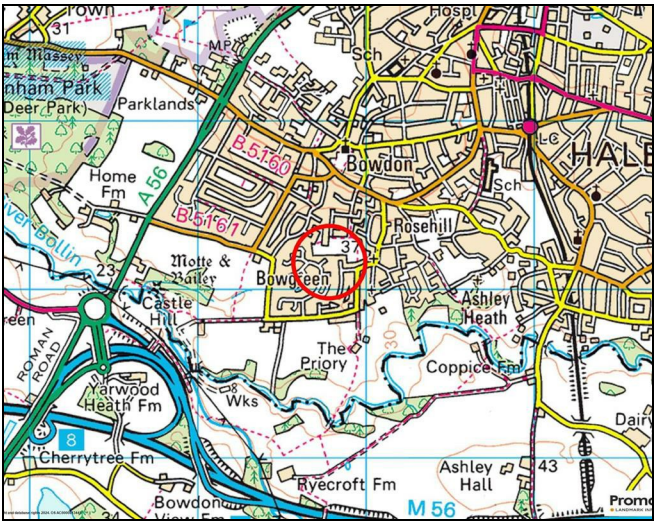
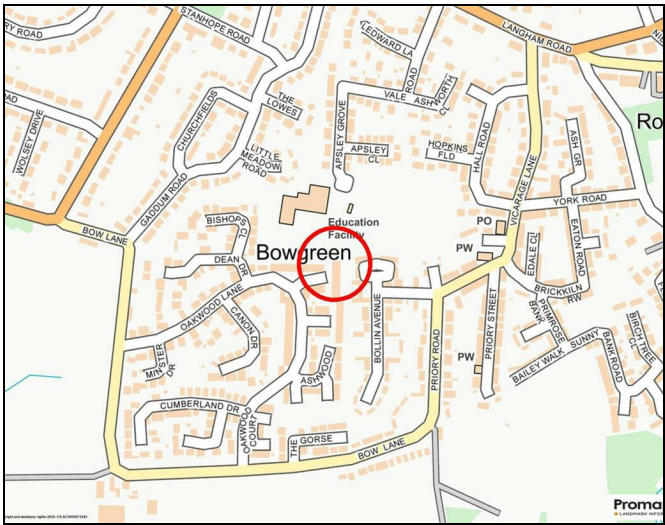
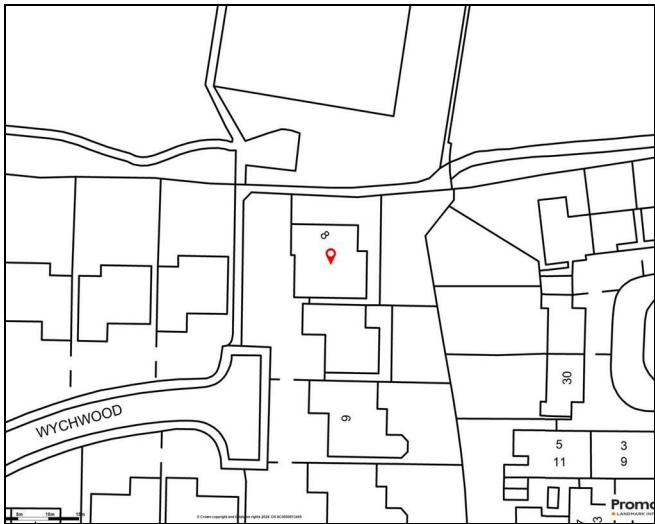
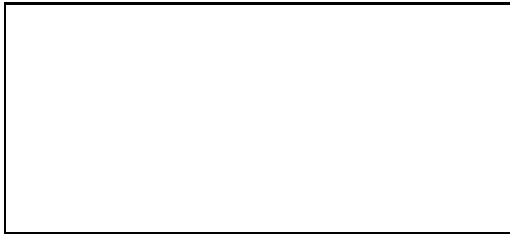
**W**  
**WATERSONS**

INDEPENDENT ESTATE AGENTS



# energy efficiency

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



# overview

A WELL PROPORTIONED DETACHED FAMILY HOME WITH POTENTIAL TO UPDATE AND IMPROVE, DESIRABLY LOCATED AT THE HEAD OF A QUIET CUL-DE-SAC, CLOSE TO EXCELLENT SCHOOLS. 2023SQFT

Porch. Hall. GFWC. Lounge. Dining Room. Family Room. Breakfast Kitchen. Four Double Bedrooms. Two Bathrooms. Driveway. Integral Garage. Good Garden. 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 superbly proportioned Detached family home enjoying a peaceful head of cul-de-sac location on this popular Development within a few minutes walk of The Bollin and Bowdon Church Primary Schools and within walking distance of Altrincham Boys' and Girls' Grammar Schools.

The property offers accommodation arranged over Two Floors, extending to approximately 2000 square feet, and would now benefit from modernisation and improvement, standing on a good sized Garden plot with Garden areas to the front, side and rear.

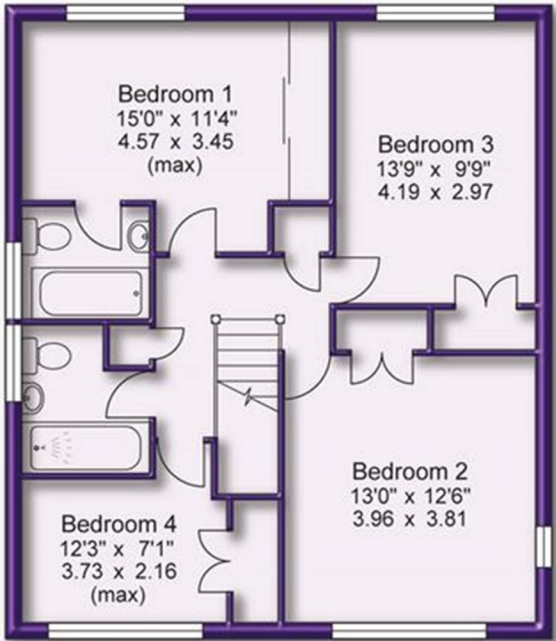
As it stands, the accommodation provides Three superbly proportioned Reception Room to the Ground Floor in addition to a Breakfast Kitchen and has Four Double Bedrooms to the First Floor all with built in wardrobes, served by Two Bathrooms, one being En Suite to the Principal Bedroom.

Externally, a paved Driveway providing extensive off road Parking and in turn leading to the large Integral Garage.

As previously described the Gardens are laid to lawn to the front, side and rear with a larger than average Garden plot for the Development.

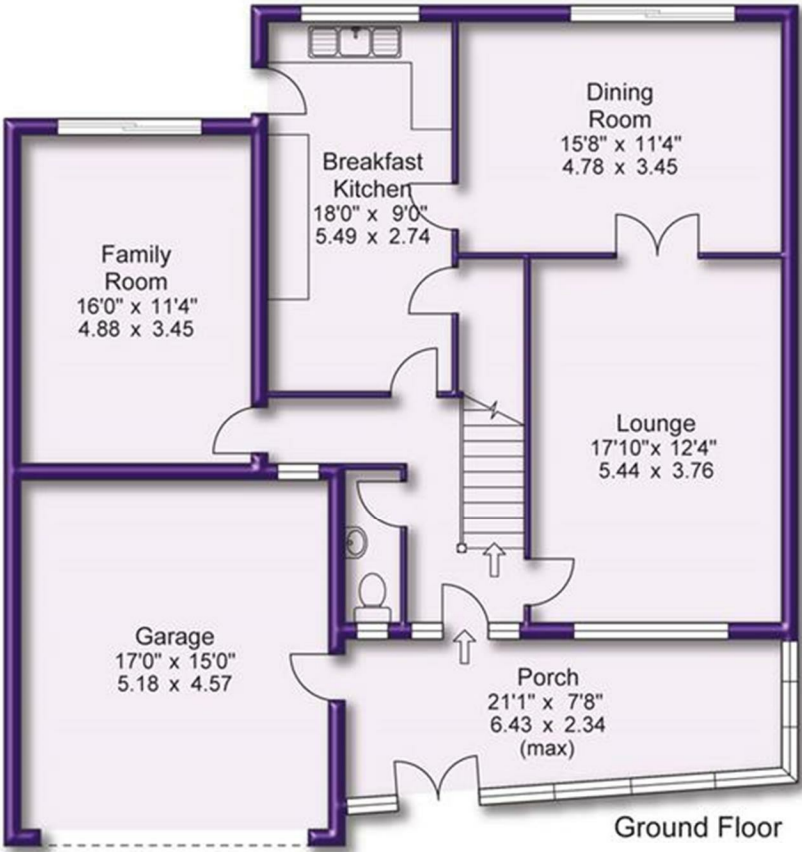
A fantastic family home in a great location, with excellent potential, offered for sale with no chain!

- Freehold
- Council Tax Band G



First Floor

Approx Gross Floor Area = 2023 Sq. Feet  
= 187.9 Sq. Metres



Ground Floor