



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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Heather House, 9 Park Road

Bowdon, Altrincham, Cheshire, WA14 3JG



£1,595,000

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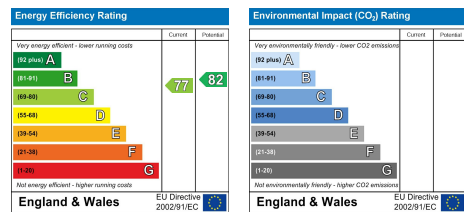


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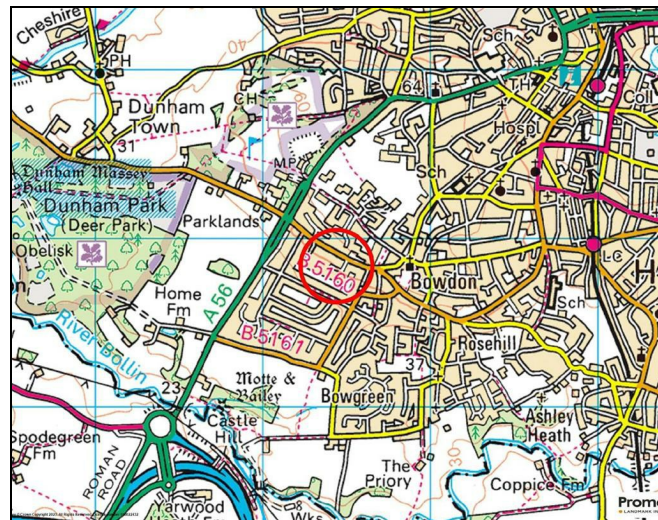
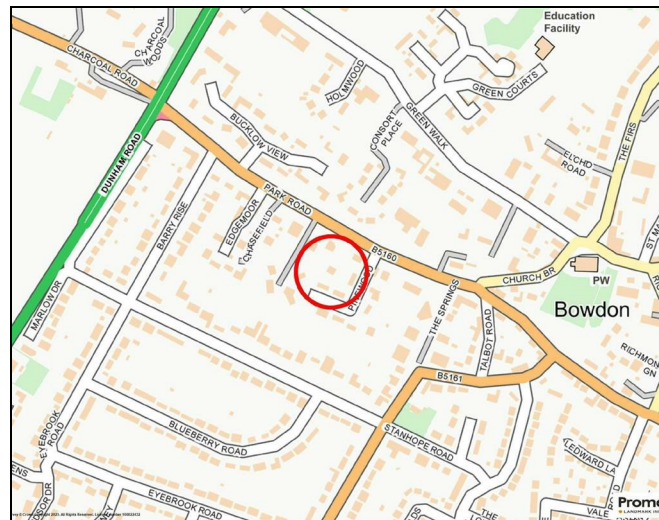


energy efficiency

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



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings. At the next set of traffic lights, take the second of the two left turnings into Langham Road. Continue along Langham Road for some distance. Langham Road becomes Park Road and Heather House will be found on the left hand side, just after the turning for Pinewood.



overview

A SUPERBLY SITUATED, MUCH IMPROVED DETACHED, ON A MATURE 0.25 ACRE PLOT, VIRTUALLY UNSEEN FROM THE ROAD AT THE HEAD OF A LONG PRIVATE DRIVE. 2938sqft.

Cloaks/WC. Three Receptions. Breakfast Kitchen. Utility. Five Bedrooms. Three Baths/Showers. Extensive Parking. Garage. Lovely Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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 substantially updated and improved Detached family home, peacefully situated on a mature and secluded Garden plot, extending to approximately 0.25 of an acre, well set back from the road, approached via a long gated driveway, rendering the property to be extremely private and virtually unseen from the road.

Indeed, such as the unique nature of the positioning and setting of this fine property and plot, one could be forgiven for thinking that you had entered your own private escape.

The property is well located within easy reach of The Bollin and Bowdon Church Primary Schools, as well as being within catchment of Altrincham Boys' and Girls' Grammar Schools.

The property is also approximately equidistant to both Hale Village with its range of fashionable restaurants, shops and bars and Altrincham Town Centre with the Metrolink and the popular Market Quarter.

The property offers fabulous family accommodation arranged over Two Floors, extending to approximately 3000 square feet, including the Garage and provides Three Reception Rooms to the Ground Floor in addition to a Breakfast Kitchen and Utility Room and has Five Bedrooms to the First Floor served by Three Bath/Shower Rooms, including a Principal Bedroom Suite of Bedroom, Dressing Room and En Suite Shower Room.

The property is beautifully appointed and immaculately presented throughout with an excellent specification Kitchen and Villeroy and Boch bathroom fittings throughout, good use of LED lighting and extensive mirror fronted built in wardrobes to the bedrooms.

Externally, the Gardens are truly a delightful feature, positioned to three sides of the property, with areas of lawn and patio and affording a high degree of privacy.

Comprising:

Canopied Porch with double entrance doors to the:

Hall with Herringbone wood finish flooring and natural wood and glass finish doors giving access to the Ground Floor Accommodation, Glass balustrade staircase leading to the First Floor. Cupboard housing the pressurised hot water cylinder.

Cloak Room and WC with WC, wash hand basin, tiled flooring and mirrored fronted sliding doors concealing a Cloaks Area.

Lounge with Herringbone wood flooring and two sets of bifold doors and a window giving access to and enjoying lovely aspects of the Gardens.

Family Room with wood flooring with patio doors opening onto the Gardens.

Dining Room with wood finish flooring and a window to the rear.

Breakfast Kitchen with windows and French doors enjoying aspects of and giving access to the Gardens, with tiled flooring throughout. The Kitchen is fitted with an extensive range of shaker style, painted finish units with Silestone worktops, with one island unit with inset sink and a second island unit forming a breakfast table. It also includes, Miele steam-assisted self-cleaning ovens, Miele coffee machine, Fisher Paykel French door refrigerator/freezer with water and ice dispense and Liebherr wine cooler. Built in dishwasher. Quooker boiling water tap.

Utility Room fitted with a matching range of units with wood finish worktops and with a door to the Gardens. Plumbing for a washing machine and dryer. Additional built in fridge freezer.

First Floor Landing with windows at Landing and Half Landing levels and with doors to the Bedrooms and linen cupboard.

Principal Bedroom One with a full height window overlooking the Gardens and two additional side windows. Opening into the:

En Suite Dressing Room with extensive built in wardrobes and a window to the side and served by the:

En Suite Shower and Steam Room, superbly appointed with a double width shower cubicle with thermostatic shower and 'drench' shower head and steam feature. Twin wash hand basins on a vanity unit and WC. Tiling to the walls and floor. Ladder radiator. Window to the side.

Bedroom Two with windows to two elevations. Built in mirror fronted sliding door wardrobes and dressing table, and served by an:

En Suite Shower Room with a double shower area with 'drench' shower head, wash hand basin, and WC. Window to the side. Tiling to the walls and floor.

Bedroom Three with a window to the rear and sliding door built in wardrobe.

Bedroom Four with a window overlooking the Courtyard Patio with sliding door wardrobe.

Bedroom Five/Study with a window overlooking the Courtyard Garden. Built in wardrobes/storage.

The Bedrooms are further served by the Family Bathroom fitted with a Villeroy and Bosch suite of freestanding tub bath with mixer shower fitting, wash hand basin on a vanity unit and WC. Tiling to walls and floor. Toiletary cupboards. Ladder radiator.

Externally, the property is approached via a remote control operated, gated entrance to a particularly long driveway leading to the property, rendering it to be well set back and virtually unseen from the road. There is a large Parking area for a number of vehicles which in turns leads to the Attached Double Garage.

The property stands on a wonderful, mature Garden plot with Garden areas laid to three sides, with a particularly large expanse of lawn to one side of the property, which is enclosed within mature hedging and enjoys a delightful aspect across mature trees and greenery within the boundaries of this and neighbouring properties providing a wonderful outlook.

To one side of the property there is a substantial stone paved patio terrace, ideal for summer entertaining, again enclosed with mature screening and to the opposite side of the property there is a Courtyard style Garden, accessed via the French doors from the Dining Kitchen with raised lawn area and a partial brick wall enclosure.

Garden Room, Work From Home Office or Gym with power and fitted air conditioning.

Overall, the plot extends to approximately 0.25 of an acre.

- Freehold
- Council Tax Band G

