



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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56 Stamford Road

Bowdon, Altrincham, WA14 2JW



£1,795,000

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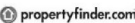


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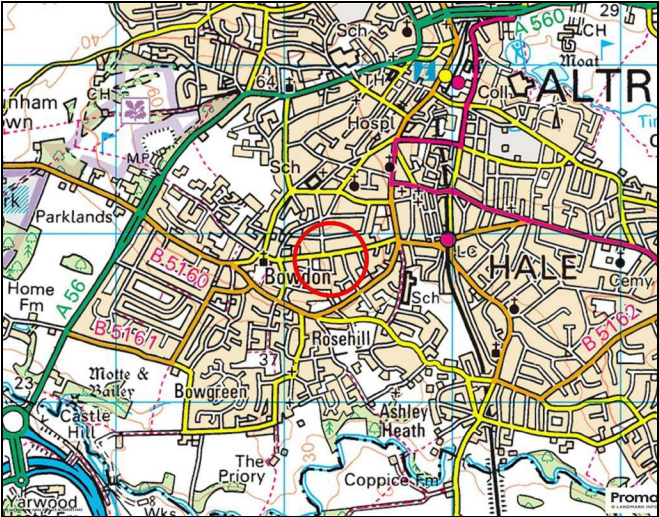
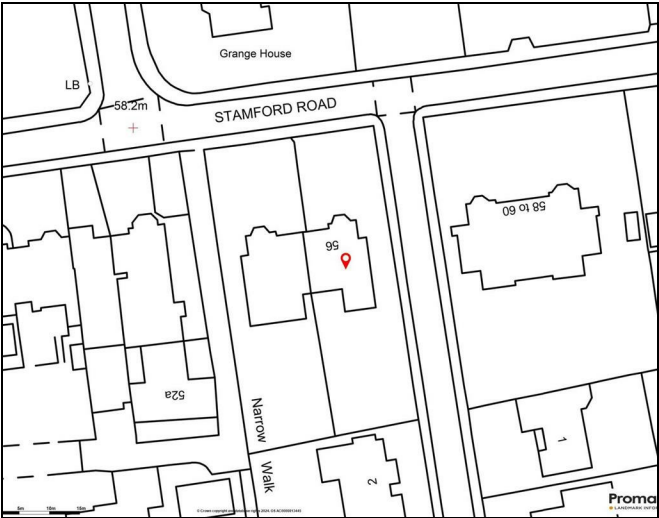
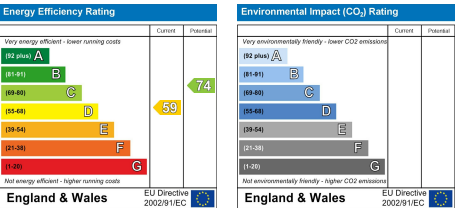


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energy efficiency

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



overview

A STUNNING FOUR STOREY VICTORIAN SEMI DETACHED FAMILY HOME LOCATED WITHIN THE HEART OF OLD BOWDON, AND CLOSE TO HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 4381SQFT

Hall. Cloaks. Three Reception Rooms. Breakfast Kitchen. Lower Ground Floor Suite of Living Room. Gym/Bedroom. Utility Room/Second Kitchen. Wine Cellar. Shower Room. Six Double Bedrooms. Home Study. Three Bath/Shower Rooms. Driveway. Integral Garage. South West facing Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures or services and so cannot verify the 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 Victorian Semi Detached family home with accommodation extending to approximately 4400 square feet arranged over Four Floors including comprehensive Converted Cellars and positioned on one of the most desirable roads in Old Bowdon, within walking distance of both Hale Village with its range of fashionable shops, restaurants and bars and Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink. In addition, Altrincham Boys' and Girls' Grammar Schools are both within easy reach.

The accommodation is extensive and versatile, providing amazing family living space with the Lower Ground Floor having the flexibility of either providing additional Living Accommodation or being a Self Contained One Bedroom Guest Apartment.

There are a wealth of period features retained or enhanced to include impressive high intricate cornered ceilings, sash windows, wood flooring returning throughout most of the ground floor, exposed floorboards, some wonderful fireplaces, reproduction Victorian style radiators and an impressive spindle balustrade staircase rising through the floors.

The Ground Floor is arranged off a large L shaped Hall with Cloak Room off and provides, Three spacious Reception Rooms, in addition to the Martin Moore custom built Breakfast Kitchen.

The Lower Ground Floor Converted Cellars comprises a Reception Room, Gym or Bedroom, Second Kitchen/Utility Room, Wine Cellar and Shower Room. This facility can be used as a self contained Apartment, as previously There is also access to the Basement Garage from this level.

Over the Two Upper Floors are Six Double Bedrooms, all with impressive fireplace features, served by Three reproduction Victorian style Bathrooms, including a Principal Bedroom Suite of Bedroom, Dressing Area and En Suite Shower Room. In addition to the Bedrooms there is an excellent work from home Office.

Externally, the front of the property is approached through wrought iron entrance gates to the Driveway, which returns across the front of the house providing ample off street Parking and returns beneath the house to an Integral Single Garage within the Lower Ground Floor Cellars.

The property enjoys a raised lawned Garden frontage, enclosed with mature laurel hedging. There is access down the side of the property to the rear Garden which is of an excellent size for this style of property and enjoys a South facing aspect.

A large stone paved patio area returns across the whole of the back of the house, which is accessed via both the Ground and Lower Ground Floor Accommodation. Beyond, the Garden is laid to a large expanse of lawn with deep maturely stocked borders of shrubs, bushes, trees and plants providing excellent all year round screening and with timber fencing , brick wall and mature hedge enclosure.

There is a further patio to the far end of the Garden to maximize the afternoon and evening South and West facing sun.

A lovely Garden setting completing this impressive family home.

- Freehold
- Council Tax Band G

