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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£825,000

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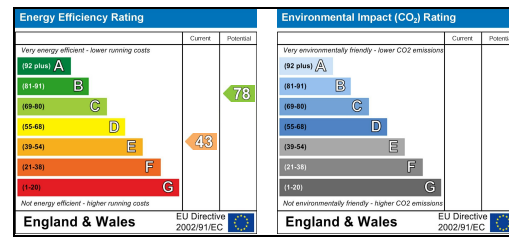


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energy efficiency

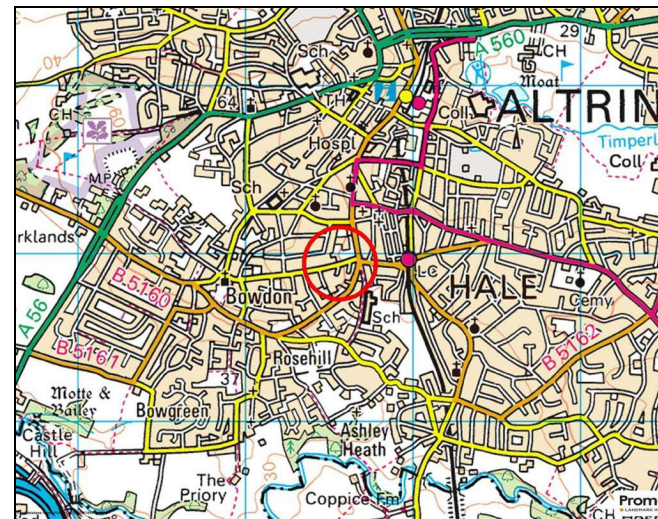
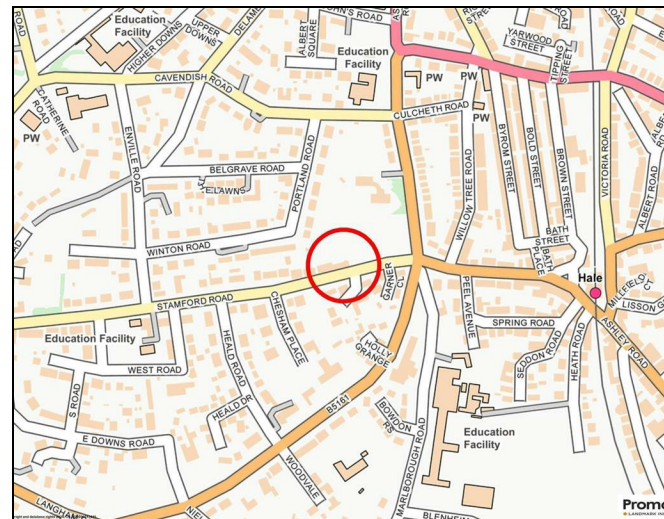
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



Overview

A STUNNING GEORGIAN TERRACED PROPERTY WITH CONVERTED CELLARS, LOCATED ON THIS DESIRABLE ROAD WITHIN THE HEART OF OLD BOWDON, BACKING ONTO THE OPEN SPACE OF SPRING BANK PARK AND CLOSE TO HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 1886SQFT INCLUDING LOFT SPACE

Hall. 350sqft Living and Dining Room. Inner Hall/Study Area. Breakfast Kitchen. Lower Ground Floor Reception Room/Bedroom, Utility/Kitchen and Bathroom. Three Bedrooms. Family Bathroom. Loft Space. Courtyard Garden.



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 beautiful Georgian Terraced property forming one of a row of just five distinctive landmark properties, positioned at the lower end of Stamford Road in the heart of Old Bowdon and backing onto the open space of Spring Bank Park with an attractive aspect across mature trees to the rear.

This really charming property in a first class location within walking distance of 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 property offers well proportioned rooms throughout with period features retained or enhanced to include high corniced ceilings and particularly attractive reproduction multipaned Georgian style sash windows and has accommodation arranged over Three Floors, including Lower Ground Floor Converted Cellars, extending to approximately 1646 square feet, plus a useful additional Loft Space.

The accommodation provides a spacious 350 square foot Living and Dining Room to the Ground Floor with front and rear aspects, in addition to a useful Inner Hall/Home Study space. Beyond which, there is a well appointed Breakfast Kitchen with built in appliances.

To the First Floor are Three Bedrooms served by the spacious Family Bathroom, in addition to the Loft Space.

The Lower Ground Floor Accommodation provides versatile, additional space that is accessed both internally and externally and thus can enhance the living space of the house or be utilised as a Self Contained Apartment providing a Reception Room or Bedroom, Utility Room or Kitchen and a further Bathroom.

There is easy on street Parking to the front and a right of way access to the rear providing occasional Parking for a second car. There is an attractively stocked Garden frontage and a large Courtyard style walled garden to the rear enjoying a view across Springbank Park.

Comprising:

Ground Floor approached through an original paneled entrance door with beautiful Georgian fanlight window above to the Hall with black and white tiled design flooring and a spindle balustrade staircase to the First Floor. Wood paneled doors to the Ground Floor Accommodation, including double doors to the Living and Dining Room. High corniced ceiling.

350 square foot Living and Dining Room. A lovely through Reception Room with corniced ceiling throughout and the Living Area having a tall, shuttered reproduction sash window to the front and a timber fireplace surround with living flame fire.

The Dining Area to the rear has a reproduction multipaned Georgian sash window overlooking the courtyard garden and the open space of Spring Bank Park beyond.

From the Hall a door leads through to a walk through Inner Hall utilised as a Home Study Area with a window to the rear and built in cabinets. From here a door leads down to the Lower Ground Floor Converted Cellars

An opening with steps down leads to the Breakfast Kitchen with paned windows to the side and rear and a door leading to the rear Courtyard and fitted with a range of modern laminate fronted units with worktops with an inset sink unit. Integrated Bosch oven, microwave oven, hob, extractor fan, fridge freezer, wine cooler, washing machine and dishwasher. Tiled flooring. LED lighting.

The Lower Ground Floor Converted Cellars can be approached either via a staircase internally therefore enhancing the living accommodation of the property and also via a self contained entrance through the rear courtyard garden, down some steps to a rear entrance which enables the facility for the Lower Ground Floor to be utilised as a Self Contained Apartment or Guest Accommodation.

It provides a large Reception Room or Bedroom with an opening to a lightwell window to the front and has a living flame gas cast iron stove fireplace feature. An opening leads through to the Utility Room or Kitchen with a door leading to the rear Courtyard and fitted with a range of wood fronted units. There is a Bathroom with a suite of shaped bath, shower cubicle, WC and wash hand basin.

First Floor Landing with wood paneled doors giving access to the Bedrooms and Bathroom Accommodation. A further staircase leads to the Loft.

There are Three Bedrooms all with corniced ceilings, built in wardrobes and having attractive multipaned shuttered reproduction Georgian style sash windows.

Loft space approached via a staircase off the First Floor Landing providing valuable additional full height and under eaves storage space.

Spacious Family Bathroom fitted with a white suite of shower end bath, was hand basin with toiletry cupboards and WC. Shuttered multipaned Georgian style sash window. Modern flooring and tiled to the bath and shower surrounds. Ladder radiator. LED lighting.

Externally, the front of the property is approached via a stone paved pathway which leads to the front door. The property enjoys an attractive Garden frontage with a small area of lawn with stocked borders, retained from the road by way of holly hedging on a sandstone wall.

To the rear of the property there is an attractive, walled Courtyard Garden which also has access to the Lower Ground Floor Converted Cellars.

The walled enclosure is low enough to allow an aspect towards to open space of Springbank Park to the rear, with a backdrop of substantial, mature trees providing screening and a most attractive outlook.

Running across the rear of this row of Cottages, there is a right of way access for the properties which includes vehicle as well as pedestrian access.

A piece of location history!

- Freehold
- Council Tax Band E

