



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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9 Earlscliffe Court

Bowdon, Altrincham, WA14 2BX



£1,050,000

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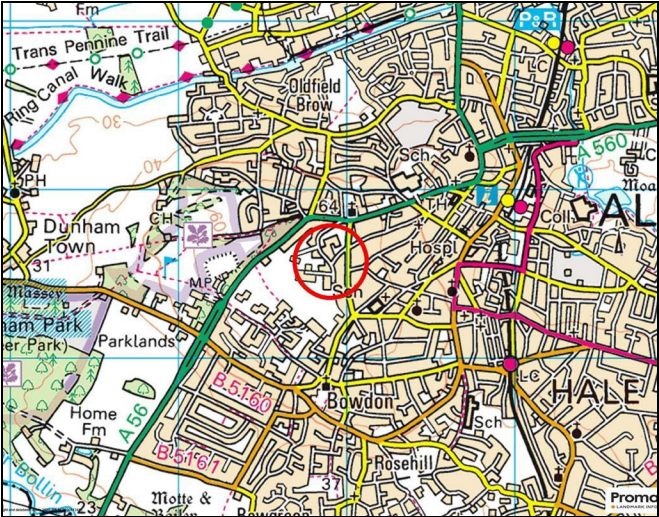
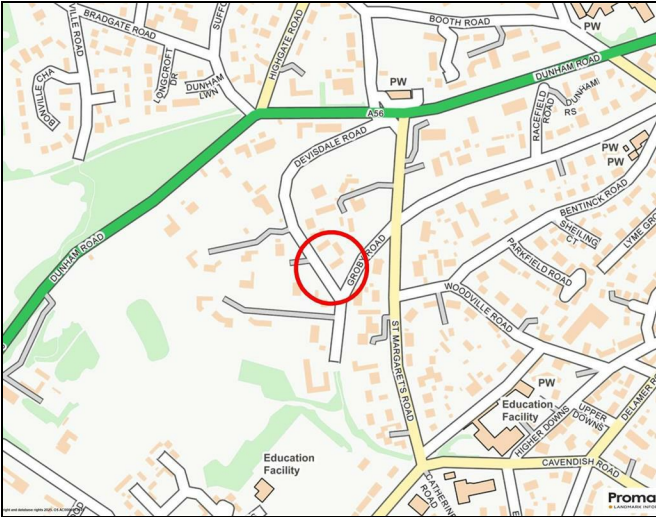
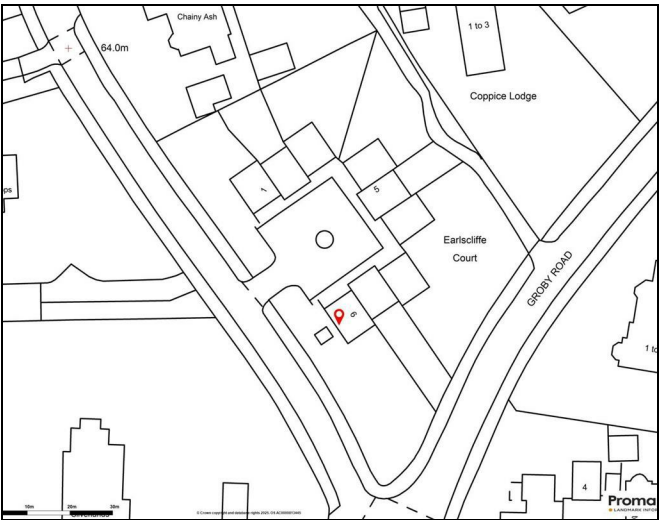


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energy efficiency

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



overview

A BEAUTIFULLY PRESENTED AND WELL PROPORTIONED MODERN END TOWNHOUSE STANDING ON A FANTASTIC GARDEN PLOT IN THIS ENORMOUSLY DESIRABLE LOCATION. 2182SQFT

Porch. Hall. WC. 250sqft Dining Kitchen. Laundry Room/Utility Room. 300sqft Lounge. Snug. Four Bedrooms. Four Bath/Shower Rooms. Driveway. Double Garage. Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings 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

An immaculately presented modern End Townhouse forming part of the very appealing Earlscliffe Court Development located on this enormously desirable road with the open space of The Devisdale on the doorstep and within walking distance of Altrincham Town Centre, its facilities, the popular Market Quarter and The Metrolink.

The property benefits form what is almost one of the largest Garden plots on the development providing a fantastic family sized outside space, delightful aspects of which can be enjoyed from all principal rooms.

The layout of the property has been reconfigured and provides accommodation arranged over Three Floors extending to approximately 2200 square feet with a typical townhouse configuration.

The Ground Floor provides an Entrance Porch and Hall with Ground Floor WC off and a door leading through to the 250 square foot Dining Kitchen with folding door giving access to and enjoying aspects over the garden. Also to the Ground Floor is a useful Laundry Room/Utility Room with access to the Integral Double Garage.

Off the First Floor Landing is the fantastic 300sqfft main Lounge with a further informal Snug/Reception Room off. Over the two Upper Floors are up to Four Double Bedrooms served by Four Bath/Shower Rooms, Two being En Suite with One bedroom and Bathroom positioned to the First Floor and Three Bath/Shower Rooms positioned to the Second Floor.

Externally, there is good off street Parking leading to the Integral Double Garage. The Gardens really are a fantastic feature laid to the South of the property with extensive patio areas with lawned garden beyond and a backdrop of substantial, mature trees within the boundaries of this and neighbouring property providing a delightful green outlook.

A first class family sized home in a great location.

Comprising: Entrance Porch. Wood tiled floor. Built-in cloaks cupboard. Entrance Hall with a spindled balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Access to useful understairs storage. Tiled floor. Coved ceiling.

Ground Floor WC fitted with a modern white suite and chrome fittings providing a wash hand basin and WC. Opaque window to the side elevation. Tiling to the walls and floor.

Dining Kitchen with clearly defined areas with bi-fold doors that overlook and provide access to the delightful gardens to the rear.

The Kitchen Area is fitted with an extensive range of base and eye-level units with granite worktops over incorporating a peninsular unit. Integrated appliances include 'Neff' steam oven with induction hob over, American-style fridge freezer and dishwasher. Freestanding Range cooker. Sash window to the rear elevation enjoying views over the Gardens. Tiled floor. Wall-mounted, gas central heating boiler housed within the units. Decorative radiator cover.

Utility Room with base and eye-level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. There is space and plumbing suitable for a washing machine and tumble dryer. Tiled floor. Built-in storage cupboards. Courtesy door to the Integral Double Garage.

To the First Floor Landing, there is access to the Lounge, Snug, Home Office and Shower Room. Sash window to the side elevation. A staircase rises to the Second Floor.

A superbly proportioned Lounge with two sash windows to the front elevation. Fireplace feature. Double doors lead to a Snug.

Snug with window to the rear elevation enjoying views over the Garden.

Home Office/Bedroom Four with two sash windows to the rear elevation. Built-in storage cupboards and desk.

Shower Room

To the Second Floor Landing there is access to Three Double Bedrooms served by Three Bath/Shower Rooms. Sash window to the side elevation. Two built-in storage cupboards. Loft access point with pull-down ladder leading to a boarded Loft and storage space.

Principal Bedroom One with sash window to the rear elevation enjoying views over the delightful gardens. Built-in and fitted wardrobes providing excellent hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings, providing a walk-in wet room-style shower with dual attachment and glazed screen, dual wash hand basins and WC. Tiling to the walls and floors. Underfloor heating. Chrome-finish heated towel rail. Sash window to the rear elevation.

Bedroom Two with sash window to the front elevation. Built-in wardrobe providing excellent storage.

This room enjoys an En Suite Shower Room, fitted with a modern white suite and chrome fittings providing an enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin with built-in storage below and WC. Tiling to the walls and floor. Sash window to the front elevation. Chrome-finish heated towel rail.

Bedroom Three with sash window to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over and glazed screen, wash hand basin with built-in storage below and WC. Sash window to the rear elevation. Tiling to the walls and floor. Chrome-finish heated towel rail.

Externally, there is a Driveway providing ample off road Parking and returning in front of an Integral Double Garage.

The Gardens to the property are a particular feature. To the front steps lead to a well-stocked border with a variety of plants shrubs and trees. A gate provides access to the side of the property.

To the rear, there is a paved patio area adjacent to the back of the house accessed via bi-fold doors from the Kitchen. Beyond the Garden is laid to a large expanse of lawn with well-stocked borders with a variety of plants, shrubs and trees and enclosed within brick walling and hedging. Further paved patio area to the side with raised borders and space for a Greenhouse and timber Shed.

The Garden enjoys a south facing and therefore sunny aspect.

- Leasehold with Share of the freehold 1/9th)
- Council Tax band G

Approx Gross Floor Area = 2182 Sq. Feet
= 202.7 Sq. Metres

