



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 28 Langham Road

Bowdon, Altrincham, Cheshire, WA14 3NU



£1,275,000

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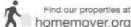


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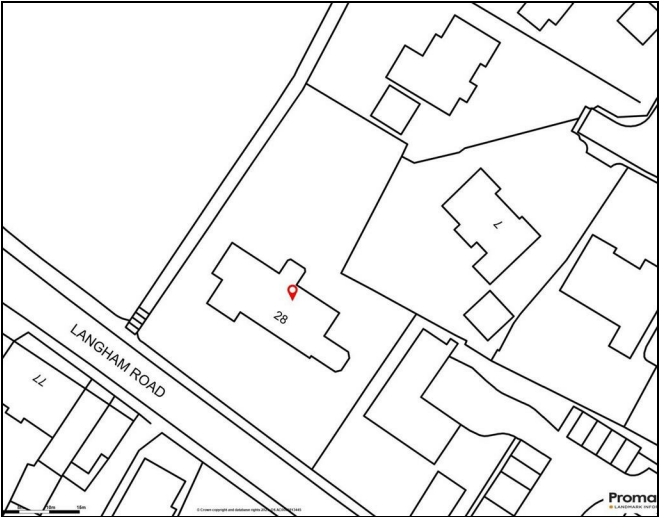
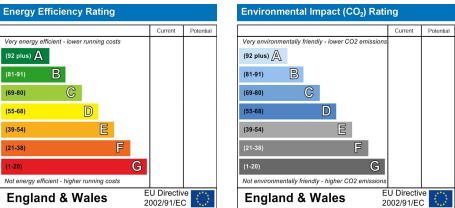


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# energy efficiency

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



# overview

A SUPERBLY SIZED DETACHED FAMILY HOME STANDING ON A WONDERFUL, MATURE 0.38 ACRE GARDEN PLOT WITH VERSATILE ACCOMMODATION ARRANGED OVER TWO FLOORS, POSITIONED ON THIS DESIRABLE ROAD CLOSE TO EXCELLENT SCHOOLS. 3316 SQFT

Hall. Lounge. Dining Room. Family Room. Conservatory. Breakfast Kitchen. Garden Room. Five Double Bedrooms (Three to the Ground Floor). Three Baths/Showers. Driveway. Integrated Double Garage. Lovely, private 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 interesting Detached family home originally designed as a Bungalow with a later loft conversion, offering family accommodation arranged over Two Floors extending to approximately 3300 square feet including the Double Garage and storage and standing on a deceptive, mature Garden plot extending to approximately 0.38 of an acre.

The property is located on Langham Road, towards Bow Green Road, and as such is within walking distance of Altrincham Boys' and Girls' Grammar Schools and The Bollin and Bowdon Church Schools. The versatile family living space with Bedrooms to both Ground and First Floor levels which would in particular be ideal for an extended family.

There are Three Reception Rooms to the Ground Floor in addition to a Conservatory, Breakfast Kitchen and Garden Room and there are Five Double Bedrooms served by Three Bath/Shower rooms, one being En Suite to the Principal Bedroom.

Externally, a large Driveway provides extensive Parking leading to the large Integral Garage located to the Lower Ground Floor.

The Gardens are truly a wonderful feature with interesting meandering paths leading from the front and round the side of the house to a Courtyard Garden area, accessed via a Garden Room. This then opens further to the main split level tiered Garden with wide patio areas accessed from the ground floor reception rooms, enclosed with deep mature borders and rising up to a substantial lawned Garden area which is exceptionally private with tall, mature screening and elevated to maximise the South facing sun.

A really fabulous family sized home with further additional potential.

Comprising:

Large L Shaped Hall.

Lounge with a wide window to the front. Doors lead through to the Dining Room with French door and windows to the rear.

Family Room leading through to a Conservatory with garden aspect and access.

Breakfast Kitchen with front aspect and fitted with an extensive range of built in units featuring an AGA Range cooker, gas hob and built in fridge freezer.

Doors open to a delightful Garden Day Room with views over the courtyard garden area.

Ground Floor Principal Bedroom One enjoying a garden aspect, built in wardrobes and served by the spacious En Suite Bathroom with separate shower.

Bedroom Two positioned to the front.

Bedroom Three with a window and French door to the gardens, built in wardrobe and served by a second Ground Floor Bathroom.

A staircase leads from the Hall to the First Floor Landing to Two further Double Bedrooms and a Shower Room.

Bedroom Four with windows to the front and rear, enjoying a wonderful aspect towards Jodrell Bank to the front. Built in furniture.

Bedroom Five again with windows to the front and rear with far reaching views. Built in furniture.

These Bedrooms are served by a well appointed Shower Room.

There is also access to a substantial, additional under eaves storage space off Bedroom Four and an incoming buyer could extend further into this area.

A fabulous family sized home in a great location on a fantastic plot.

- Freehold
- Council Tax Band G

