



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,550,000

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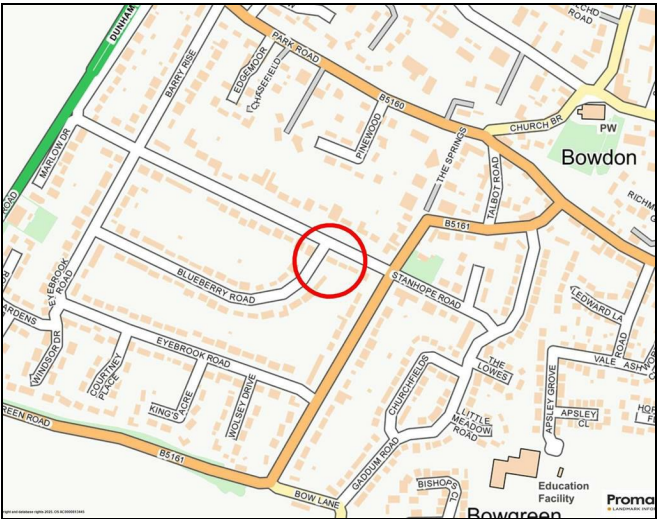
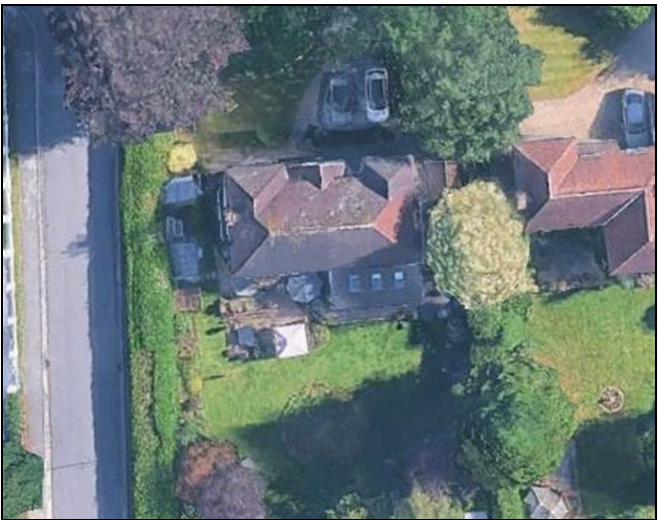
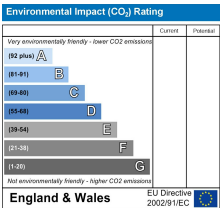


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energy efficiency

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



overview

A FABULOUS, EXTENDED DETACHED FAMILY HOME STANDING ON A WONDERFUL, MATURE 0.29 SOUTH FACING GARDEN PLOT, POSITIONED ON THIS DESIRABLE ROAD, IDEALLY LOCATED FOR HALE VILLAGE, ALTRINCHAM CENTRE AND EXCELLENT LOCAL SCHOOLS. 3369SQFT.

Porch. Hall. WC. Lounge. Dining Room. Study. 440sqft Live In Breakfast Kitchen. Utility. Four Double Bedrooms. Three Bath/Shower Rooms. Driveway. 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

A fabulous opportunity to acquire this well appointed, extended Detached family home standing on a wonderful 0.29 acre South facing, mature Garden plot and positioned on what is probably one on the most desirable roads in ‘New Bowdon’ midway between Hale Village with its range of fashionable shops, restaurants and bars and Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter.

In addition, the property is with in easy reach of Altrincham Boys’ and Girls’ Grammar Schools and the M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are nearby.

The property is well sat back from the road and has accommodation arranged over Two Floors, extending to approximately 3369 square feet including a double length Garage and Loft and provides Two Reception Rooms to the Ground Floor, in addition to a Home Study and a 440 square foot Live In Breakfast Kitchen with wide patio doors onto the garden.

To the First Floor there are Four excellent Double Bedrooms all with fitted furniture served by Three well appointed Bath/Shower Rooms, Two being En Suite.

Externally, the front of the property is approached via Driveway that returns across the front of the house providing good off street Parking and in turn leading to the Double length tandem Garage.

The Gardens really are a particularly attractive feature with a deep, lawned Garden frontage enclosed with mature trees providing an attractive outlook to the front.

The rear Garden has a raised, block paved patio area rerunning across the whole of the back of the house, accessed via the Lounge and Live in Breakfast Kitchen with a well stocked lawned Garden beyond with excellent mature laurel and beech hedge screening. There are established trees within the boundaries of this and neighbouring properties providing a lovely outlook.

This is an excellent family home in a first class location, ready to move into but also offers potential to extend further, subject to any necessary consents, including to the substantial loft space.

Comprising:

Entrance Porch. Hall with wood panelled doors giving access to the Ground Floor Accommodation. Window to the front. Parquet flooring which continues into the Dining Room and Study.

Well appointed Ground Floor WC.

Home Study with window to the front.

350 square foot Lounge. A well proportioned room with a window to the front, full height window and French door inset into an angled bay overlooking the garden to the rear and with two further windows to a side inglenook. Cast iron, slid fuel burning stove fire.

Dining Room with a window overlooking the rear garden and sliding doors giving direct access to the:

400 square foot Live In Breakfast Kitchen with wide sliding patio doors and French doors giving access to and enjoying aspects over the garden. Three double glazed Velux skylight windows inset into the part vaulted ceiling.

The Kitchen is fitted with an extensive range of hand painted finish, wood fronted, shaker style units with granite worktops over, arranged around a substantial central island unit incorporating a breakfast bar and sink. Aga Range cooker, conventional oven and an American style fridge freezer which maybe available to the incoming purchaser, subject to negotiation. Integrated dishwasher. Under floor heating to the sitting area.

Utility Room with matching built in units, worktop and useful Pantry. Combination gas fired central heating boiler. Courtesy door leading outside.

First Floor Landing with wood panelled doors to the Bedrooms and Bathroom Accommodation.

Pull down ladder to the substantial Loft space, which extends to 800 square feet.

Principal Bedroom One. A fabulous Double Room with two windows enjoying a rear garden aspect. Modern sliding door wardrobes.

This Bedroom is served by the stylish En Suite Bathroom with branded fittings by Ashton & Bentley, Hansgrohe and Duravit providing a freestanding tub bath, wash hand basin with toiletry cupboards, WC and open wet room style shower area with 'drench' shower head. Window to the front. Ladder radiator. Under floor heating.

Bedroom Two. A Double Room with built in sliding door wardrobes and overlooking the rear garden and served by an En Suite Shower Room.

Bedroom Three with a window to the rear. Built in sliding door wardrobes.

Bedroom Four overlooking the front. Built in wardrobes.

The Bedrooms are further served by the Family Shower Room featuring a large, enclosed, walk in shower area.

A fantastic family home, on a great plot in a first class location.

- Freehold
- Council Tax Band G

