



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 31, Green Courts Green Walk

Bowdon, Altrincham, WA14 2SR



[www.watersons.net](http://www.watersons.net)

£1,595,000

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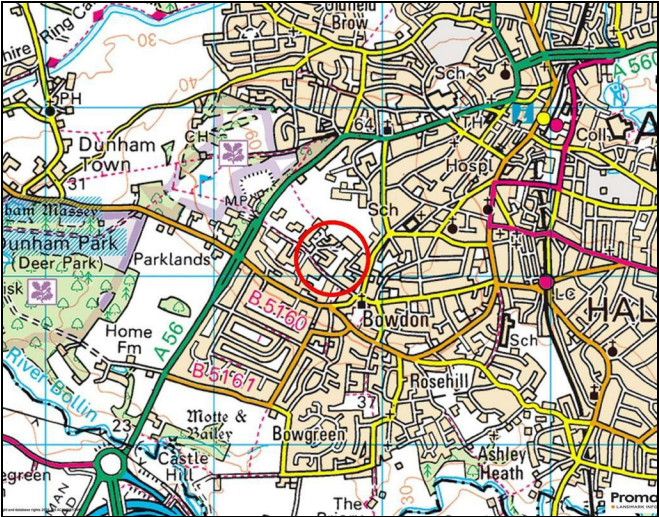
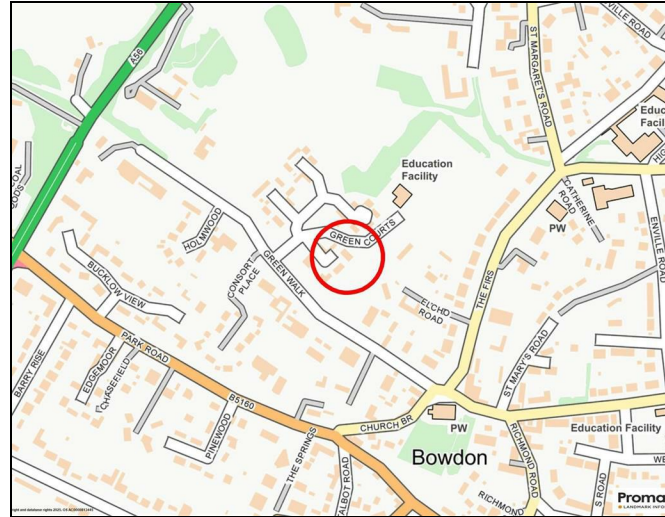
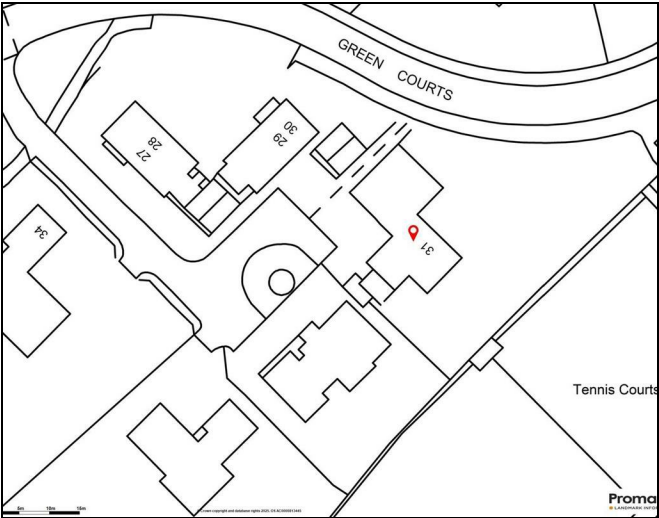
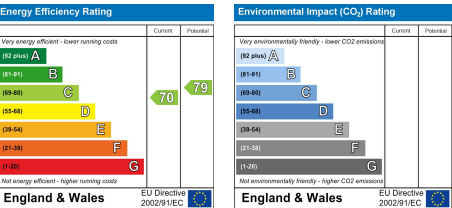
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# energy efficiency

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



# overview

A SUPERBLY PROPORTIONED, EXTENDED AND IMPROVED DETACHED FAMILY HOME STANDING ON A WONDERFUL 0.34 ACRE GARDEN PLOT ENJOYING A DESIRABLE CUL-DE-SAC POSITION WITHIN EASY REACH OF HALE AND ALTRINCHAM CENTRES AND EXCELLENT SCHOOLS. 4013sqft.

Porch. Hall. Cloaks. WC. Lounge. Dining Room. 550 square foot Family Living Room. Live In Breakfast Kitchen. Second Kitchen. Seven Bedrooms. Three Bath/Showers. Driveway. Double Garage. Car Port. Gardens. Garden Room.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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 impressively proportioned, extended and improved Detached family home located on this peaceful cul de sac on this desirable development, positioned off Green Walk in Bowdon and right on the edge of the green open space of The Devisdale.

As such, the property is approximately equidistant to Hale Village with its range of fashionable shops, restaurants and bars and Altrincham Town Centre, all its amenities, the popular Market Quarter and Metrolink.

The property stands on a wonderful, mature Garden plot extending to 0.34 of an acre wrapping around the house and therefore enjoying sun throughout the day and affording a high degree of privacy.

The accommodation is extensive and versatile extending to approximately 4013 square feet arranged over Two Floors and is currently configured to allow for self-contained multi generational living but also functions equally as one and could easily be altered back to create a substantial single family home.

The Ground Floor is arranged off a large Hall where there is a Cloaks Area and WC.

The Lounge is open plan into a Dining Area, which is in turn open plan to a well-appointed Live In Breakfast Kitchen with an extensive range of German kitchen units with Miele appliances. In addition to this, there is a fitted Home Study with garden aspect.

There is also the 550 square foot Family Living Room with windows and patio doors giving access to and enjoying aspects of the gardens. This also incorporates a Second Kitchen, which is part of the self-contained living space.

To the First Floor there are Seven Bedrooms served by Three well-appointed Bath/Shower Rooms. This configuration is currently deigned to provide Four Bedrooms within the main family house area and up to Three further Bedrooms within the self-contained arrangement, however, with minimal alterations the space could easily be altered to provide a Five Bedroomed/Three Bathroom configuration with a 600 square foot Principal Bedroom Suite.

Externally, a block paved Driveway provides extensive Parking and leads to the Integral Garage, in addition to a Car Port with adjacent Garden Store. There is also Parking space at the rear of the property.

The Gardens to the rear are a fantastic feature with a block paved patio area returning across the whole of the back of the house, accessed via the Living and Dining Room and Family Room. This retains a particularly large expansive area of lawn with a backdrop of substantial trees within the boundaries of this and neighbouring properties creating a lovely green outlook and enormous privacy.

This wonderful Garden plot completes a fantastic family home in a first class location.

- Freehold
- Council Tax Band G

