



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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5 Grange Road

Bowdon, Altrincham, WA14 3EB



£1,195,000

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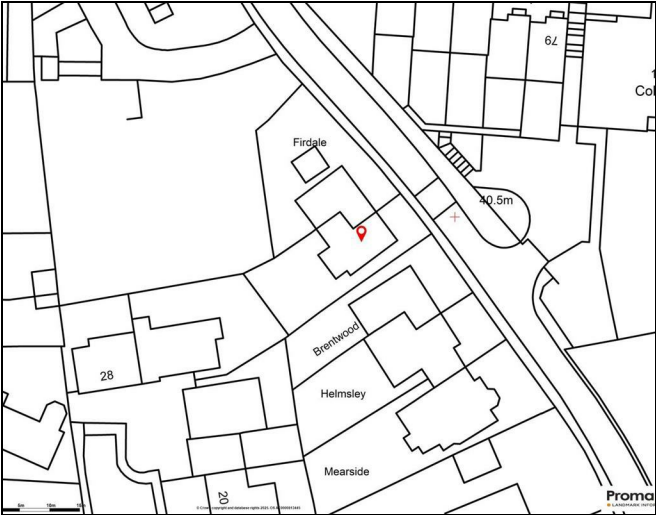
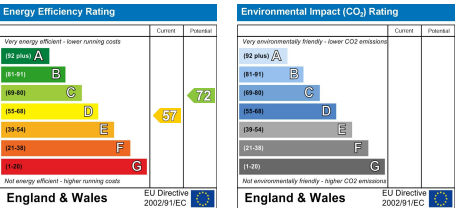


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energy efficiency

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



overview

A BEAUTIFULLY PRESENTED, UPDATED AND IMPROVED SEMI DETACHED FAMILY HOME WITH VERSATILE ACCOMMODATION ARRANGED OVER FOUR FLOORS, DESIRABLY LOCATED CLOSE TO EXCELLENT SCHOOLS AND HALE AND ALTRINCHAM CENTRES. 2651SQFT

Porch. Hall. GFWC. Lounge. Dining Room. Breakfast Kitchen. Family Room. Home Study/Playroom. Utility. Five Double Bedrooms. Two Bath/Shower Rooms. Driveway. Sunny Walled 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 beautifully presented, tastefully styled, updated and improved Victorian Semi Detached family home with extensive and versatile accommodation arranged over Four Floors, extending to approximately 2500 square feet and superbly located on this desirable road within walking distance of both Bowdon Church and The Bollin Primary Schools and with local convenience shops and Bollin Valley walks on the doorstep.

In addition, the property is positioned within easy reach 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.

The property is tastefully appointed with excellent specification kitchen and bathroom fittings and benefits from comprehensive Lower Ground Floor Converted Cellars providing additional accommodation, which is actually positioned directly at garden level with access to the same.

The accommodation provides Four Reception Rooms to the Ground and Lower Ground Floors, in addition to the Breakfast Kitchen with veranda overlooking the garden.

Over the Two Upper Floors are Five Double Bedrooms served by Two Bath/Shower Rooms, in addition to extensive roof void storage space.

There are a wealth of period features retained or enhanced to include high intricate corniced ceilings, ceiling roses, some attractive cast iron fireplaces and refurbished double glazed working sash windows to the majority of the rooms.

Externally, to the front a York Stone Driveway provides good off street Parking for two cars side by side and the rear Garden is particularly attractive, benefitting from a side South and rear West facing aspect and affording a high degree of privacy.

Comprising:

Entrance Porch to original entrance door with fanlight window with inset leaded stained glass windows to the Hall with exposed wood flooring that continues throughout the Ground Floor. A spindle balustrade staircase leads to the Upper and Lower Ground Floors. A panelled and glazed door leads onto a sun veranda leading down to the garden.

Ground Floor WC.

Lounge with angled bay window to the front. Impressive open grate fireplace feature.

Dining Room with a sash window to the rear. Custom built cabinets and shelving flanking the cast iron fireplace.

Breakfast Kitchen featuring folding doors giving access to a raised sun veranda which enjoys a lovely aspect over the gardens, a delightful spot for enjoying your morning coffee! Further window to the side.

The Kitchen is fitted with an extensive range of painted finish units with Silestone worktops over. Integrated appliances include Neff double ovens, combination microwave oven, warming drawer, six ring gas hob with extractor fan over, integrated dishwasher, fridge and freezer units.

The Lower Ground Floor Accommodation has been converted into additional valuable living space and was originally built with living rooms at this level with direct garden access.

From the Lower Hall there is a window to the rear, extensive storage and a WC.

Family Room. Ideal for day to day informal family living with folding doors giving access and enjoying aspects over the gardens. Impressive original cast iron range to the chimney breast.

Home Study or Playroom with a lightwell window to the front.

There is an unconverted Cellar Chamber that provides a Utility Room and extensive storage with space for a washing machine and dryer and also having outside garden access.

First Floor Landing with a window to the rear and a further staircase leading to the Second Floor.

Principal Bedroom One. A beautifully proportioned room with an angled bay window overlooking the front. Cast iron fireplace feature.

Bedroom Two with a sash window to the rear. Cast iron fireplace.

Bedroom Three with a sash window to the rear.

These Bedrooms are served by the Family Bathroom fitted with a white suite of double ended bath with shower over, wash hand basin on a stand and WC. Window to the side.

Second Floor Landing with access to extensive under eaves storage space.

Bedroom Four with sash window to the side. Walk in wardrobe/storage

En Suite Shower Room with a large skylight window.

Bedroom Five with attractive sloping ceilings opening to a dormer style window enjoying a far reaching aspect to the rear. Built in wardrobes.

The rear Garden is particularly attractive, benefitting from a side South and rear West facing aspect affording a high degree of privacy and can be accessed from the Family Room and from a sun veranda from the Breakfast Kitchen.

There is a large stone paved patio area that return across the back of the house enjoying the South West facing aspect. Steps lead down to a partly walled, lawned Garden area which is profusely stocked and has excellent mature screening providing privacy throughout the year.

There is access down the side of the property to a Garden and bin store area.

This completes a fantastic really well balanced family home in a first class location.

- Freehold
- Council Tax Band G

