



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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4 Chasefield

Park Road, Bowdon, Altrincham, Greater Manchester,
WA14 3LR



£1,450,000

www.watersons.net

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HALE OFFICE:

212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:

91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

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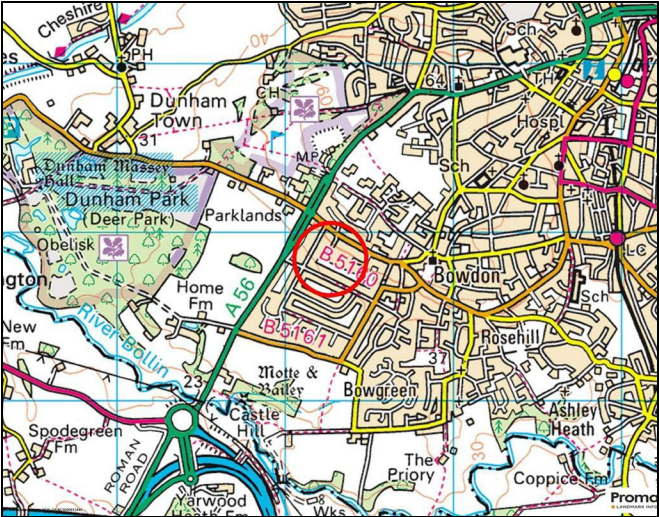
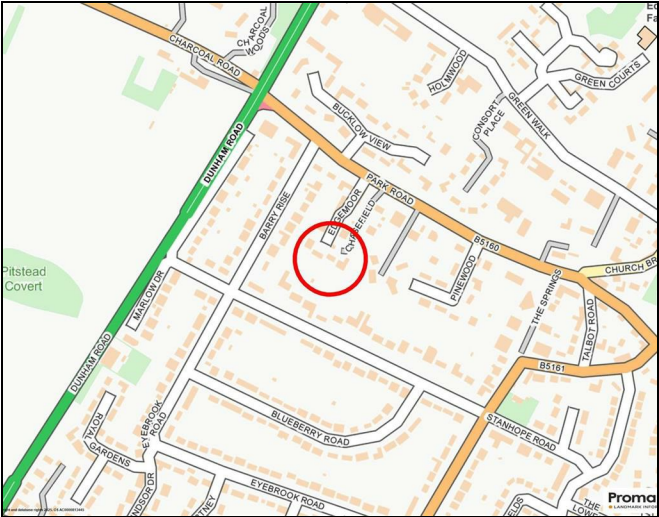
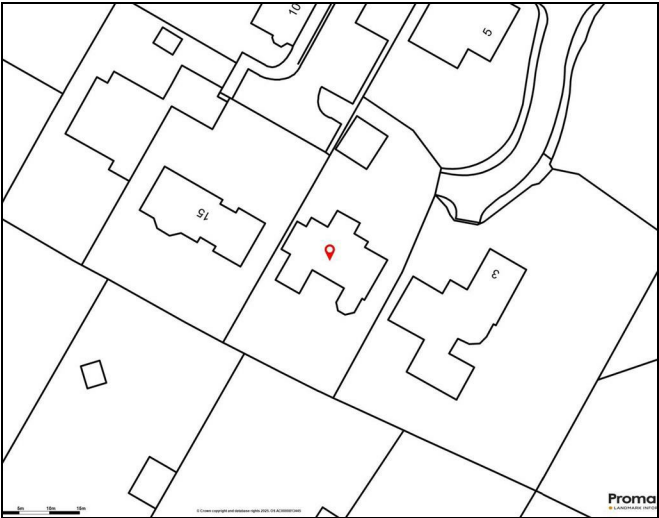
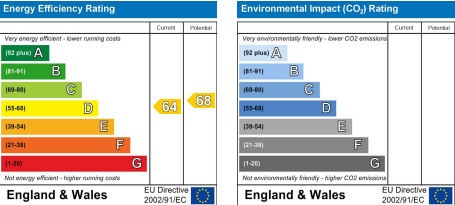
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energy efficiency

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



overview

A FANTASTIC DETACHED FAMILY HOME POSITIONED ON A SOUTH FACING PLOT AT THE HEAD OF A LONG PRIVATE DRIVE IN ONE OF BOWDON'S MOST DESIRABLE LOCATIONS, IDEAL FOR SCHOOLS, MOTORWAY LINKS AND THE AMENITIES OF HALE AND ALTRINCHAM. 3023SQFT

Hall. Cloaks/WC. Lounge. Conservatory. Dining Room. Study. Family Room. Breakfast Kitchen. Utility. Five Bedrooms. Three Bath/Shower Rooms. Gated Driveway. Double Garage. Lovely Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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 superbly situated modern Detached family home, positioned at the head of a long private drive that serves just four properties, constructed by Crosby Homes in the 1990s.

The house occupies what is arguably the best position on the road , being set well back from Park Road, and offers immaculately presented family accommodation extending to approximately 3,000 square feet, including the Detached Garage.

The accommodation is arranged over Two Floors and is perfectly balanced for modern family life with Three generous Reception rooms to the Ground Floor, in addition to a Conservatory, Study, Breakfast Kitchen and Utility Room.

To the First Floor there are Five Bedrooms and Three Bath/Shower Rooms, including a superb Principal Suite with Bedroom, Dressing Room and En Suite Shower Room.

Outside, a gated Driveway provides excellent off road Parking and leads to a large detached Double Garage.

The Gardens are mature, beautifully screened, and enjoy a South facing aspect to the rear, creating an excellent degree of privacy.

The location is particularly convenient, within easy reach of both Altrincham Boys' and Girls' Grammar Schools, as well as the M56 and M6 motorway networks. Hale Village and Altrincham Town Centre are also close by, providing a wide range of shops, restaurants and amenities.

The property is approached via a spacious Reception Hall which includes a Cloaks cupboard and a Ground Floor WC.

The Lounge enjoys aspects over the front and side gardens and a fireplace feature. French doors open into the:

Conservatory with windows to three sides and French doors that give direct access to the gardens.

The Dining Room enjoys a front aspect, while the Study has a bay window overlooking the rear garden.

Family Room, ideal for day to day informal living, also with French doors and windows opening onto the gardens and connects directly to the:

The Breakfast Kitchen is fitted with an extensive range of units and integrated appliances, including an oven, hob, extractor, fridge, freezer and dishwasher. Folding doors open directly onto the garden, and a further window overlooks the front. A door from the Kitchen leads into a well equipped, extended Utility Room.

The First Floor Landing provides access to storage cupboards and the Bedroom Accommodation.

The Principal Bedroom has French doors opening to a Juliet balcony which enjoys delightful views over the rear garden. This room is served by a Dressing Room and a beautifully refitted En Suite Shower Room.

Bedroom Two overlooks the front and has its own En Suite Shower Room.

Bedrooms Three, Four and Bedroom Five all enjoy garden aspect and have built in wardrobes.

The Bedrooms are served by the Family Bathroom.

This is a lovely family home in a delightful secluded position.

- Freehold
- Council Tax Band H



I Area 3023 sq. ft / 280.84 sq. meters (Including Garage)
Approx. Gross Internal Area 2687 sq. ft / 249.60 sq. meters (Excluding Garage)
Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are
not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.