



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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77 Stamford Road

Bowdon, Altrincham, WA14 2JJ



£1,150,000

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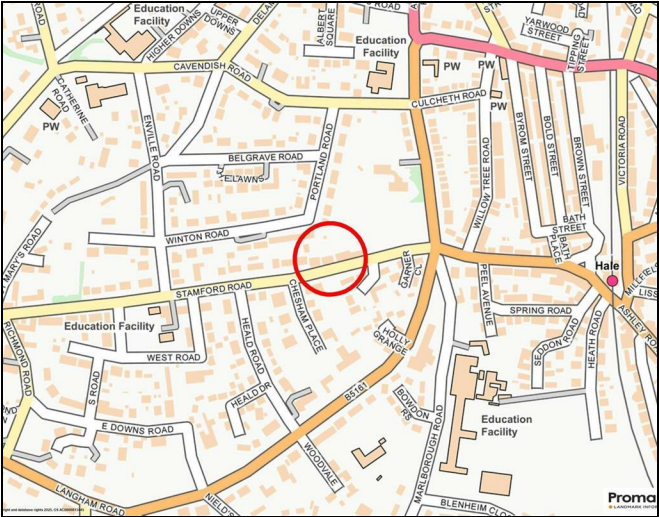
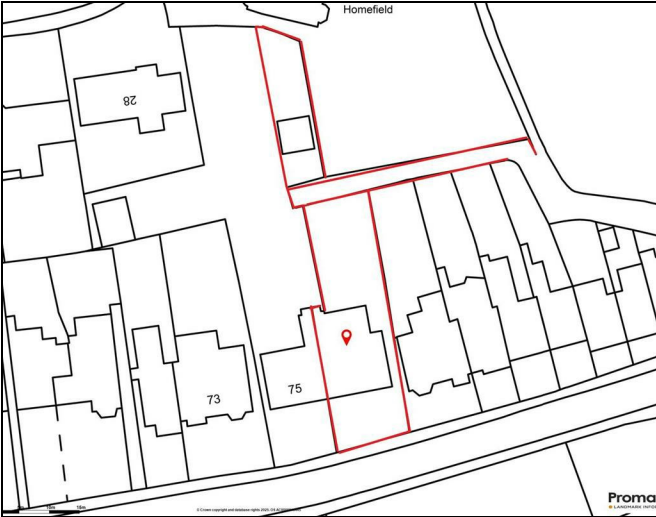
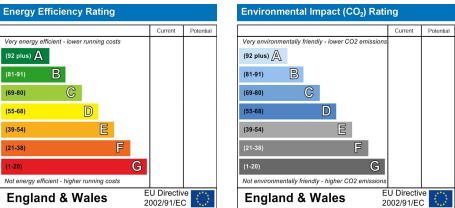


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energy efficiency

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



overview

A FANTASTIC OPPORTUNITY TO ACQUIRE THIS STUNNING GRADE II LISTED GEORGIAN SEMI DETACHED FAMILY HOME LOCATED ON THIS DESIRABLE ROAD WITHIN THE HEART OF OLD BOWDON, STANDING A DECEPTIVE 0.20 ACRE GARDEN PLOT. 2631SQFT

Hall. Lounge. Sitting Room. Dining Room. Garden Room. Breakfast Kitchen. Four Bedrooms. Two Bathrooms. Rear Driveway. Double Garage. Lovely Gardens. No Chain!

We will be undertaking viewings on this property for a period of four weeks before any offers will be considered for acceptance. As such, offers with be reviewed w/c Monday 28th July. In the intervening period we would encourage interested parties to undertake any surveys or inspections that they think they would need to be able to make a buying decision.



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

We are genuinely delighted to be able to offer for sale this true landmark property in the heart of Old Bowdon being one of a pair of Semi-Detached Cottages believed to date back to the 17th Century and probably one of the first properties to be built on Stamford Road forming part of what would have been a farm.

The property has been cared for during the vendors long period of ownership but would now benefit from updating and improving and offers genuinely deceptive family-sized accommodation extending to approximately 2300 square feet over Two Floors.

Not immediately apparent is the fact that the property extends in total to approximately 0.20 of an acre which incorporates a shared access Driveway for both 75 and 77 Stamford Road to the rear of the house, returning across the back of neighbouring properties and this leads not only to a Parking Area and Double Garage but also intersects two good-sized Garden Areas.

The property itself has attractive character features retained, in particular, reference to the beautiful paned original windows to the front, but it should also be noted that some alterations have been made to the property over the years that may not conform with the Grade II listed status of the property and buyers should therefore have a complete open mind in this regard.

The accommodation provides Two delightful Reception Rooms to the Ground Floor arranged off a central Hall, both with attractive window features to the front.

A good-sized Dining Room is open plan to a Breakfast Kitchen which overlooks the garden and adjacent to both of these rooms is a delightful Garden Room also enjoying garden aspect and access.

There is a Utility Room, Cloaks Area and Ground Floor WC also to the Ground Floor.

To the First Floor are Four Double Bedrooms served by Two re-fitted Bathrooms, one being En Suite to the Principal Bedroom. The Principal Bedroom enjoys a Bedroom, Dressing Area and En Suite.

The property enjoys a beautifully stocked Garden frontage, really encapsulating the Cottage-style of the house.

The rear, as previously described, has a shared access Driveway to the Parking and Garage Area.

Directly adjacent to the back of the house, the first part of the rear Garden has stone paved path and patio areas enclosed with raised lawn and borders with a backdrop of beautiful mature trees providing a delightful outlook and a great deal of privacy.

Through the Garage and positioned to the rear is a further equally good-sized Garden area that historically has been a Kitchen Garden, but this could easily be incorporated into the main Garden area, for example – an incoming buyer may remove the Garage all together perhaps replacing with a Garden Room from which this part of the Garden could very much be enjoyed.

This really is an exceptional piece of local history and is now ready for its next custodian.

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- Freehold
- Council Tax Band G

