



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 11 The Lawns

Bowdon, Altrincham, WA14 2YA

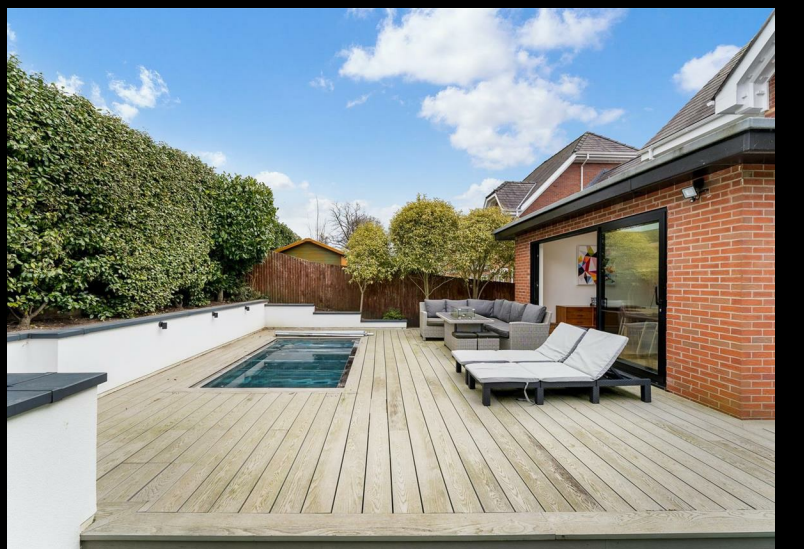


£1,695,000

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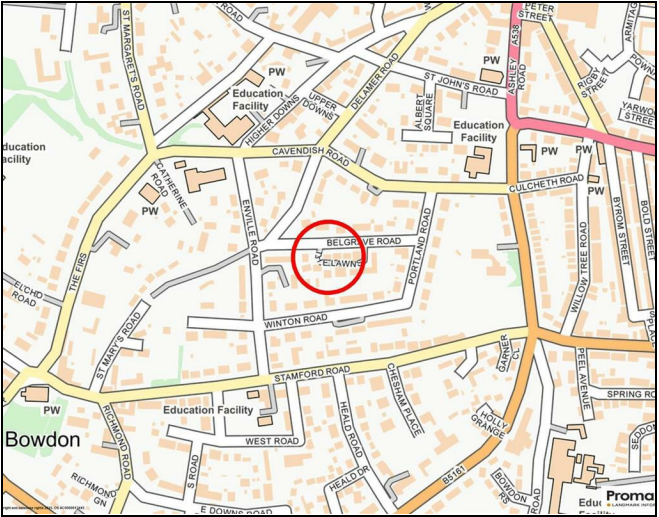
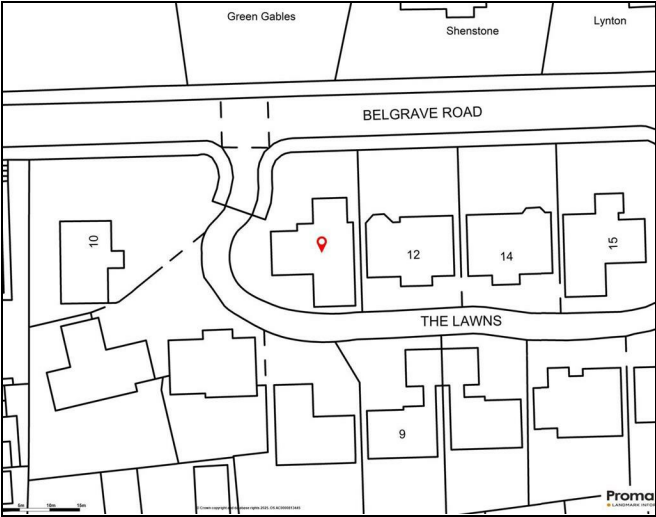
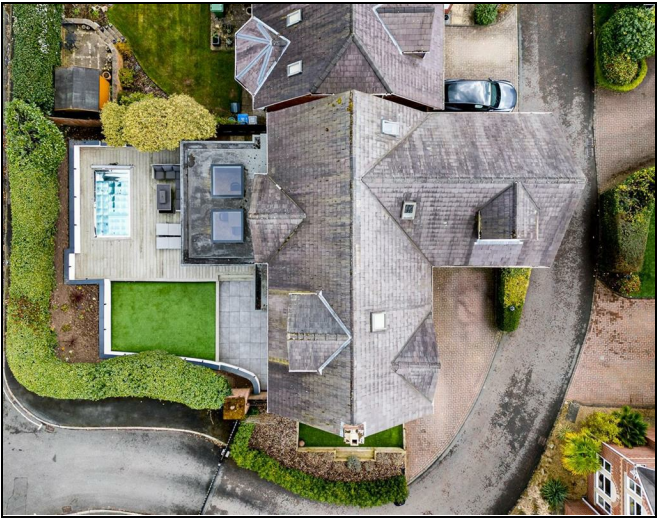
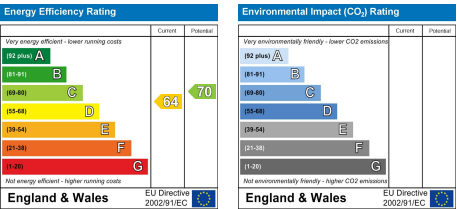


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# energy efficiency

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



# overview

A STYLISHLY PRESENTED AND REMODELLED DETACHED FAMILY HOME LOCATED ON AN EXCLUSIVE DEVELOPMENT IN A POPULAR NEIGHBOURHOOD MIDWAY BETWEEN HALE AND ALTRINCHAM CENTRES AND ENJOYING A STUNNING GARDEN WITH RESISTANCE LAP POOL! 3602SQFT

Hall. Lounge. Family Room/Den. 500 sqft Open Plan Live In Breakfast Kitchen and Dining Area. Utility. Six Double Bedrooms. Four Bath/Shower Rooms. Stunning Garden. Resistance Lap Pool. Driveway. Integral Double Garage/Storage



**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 stunning remodelled modern Detached Family Home located on this exclusive secure Gated Development just off Belgrave Road in Bowdon and as such positioned approximately midway between Altrincham Town Centre with its facilities, the popular Market Quarter and the Metrolink and Hale Village with its range of fashionable shops, restaurants and bars. The property is also within walking distance of Altrincham Boys and Girls Grammar Schools.

The property has extensive and versatile accommodation arranged over Three Floors extending to approximately 3600 square feet providing fantastic Family Living Space that is superbly appointed throughout and designed to meet the needs of the modern family.

The Ground Floor Accommodation is arranged off the spacious Hall with wood finish parquet flooring which extends throughout the Ground Floor with underfloor heating to the majority of the Ground Floor. There is an impressive staircase leading to the Upper Floors and a Ground Floor WC off. Two sets of Crittall glazed doors lead to the Lounge and the Open Plan Living Room and Dining Kitchen in addition to further doors to the Family Room and large useful Utility Room.

A spacious through Lounge has a fireplace feature and folding doors giving access to and overlooking the Gardens.

This room is in addition to an appealing informal Family Room/Den.

The real focal point of the house is the fantastic 500 square foot open plan Live In Breakfast Kitchen and Dining Area which is superbly styled with full height windows and Patio doors enjoying aspects of and giving access to the Gardens.

The Kitchen Area is fitted with a range of hand painted-finish, traditional style units with Silestone worktops over and arranged around a central island unit incorporating Breakfast Bar. There is a stainless steel freestanding Range cooker and American-style fridge freezer that maybe available to the incoming purchasers subject to negotiation in addition to an integrated dishwasher and wine cooler. Additional natural light is provided to this area by way of two atrium-style skylight windows within the ceiling of the Dining Area.

Over the Two Upper Floors are up to Six Double Bedrooms providing great versatility for how these rooms can be used, served by Four Bath/Shower Rooms, all of which are beautifully styled with high specification fittings.

Two are En Suite including to the superb Principal Bedroom. This extends to approximately 350 square feet with extensive built-in wardrobes.

From the impressive First Floor Galleried Landing, a staircase continues to the Second Floor to Bedrooms Five and Six sharing a well-appointed Shower Room.

Bedroom Five is a particularly interesting room having a vaulted ceiling with triangular feature window in addition to a dormer style window with this room being utilised as a Home Office and Den.

Externally, the property enjoys a block-paved Driveway providing ample off street parking; this leads to what was formally the Integral Double Garage but it has now been altered to provide excellent storage in addition to creating the Family Room.

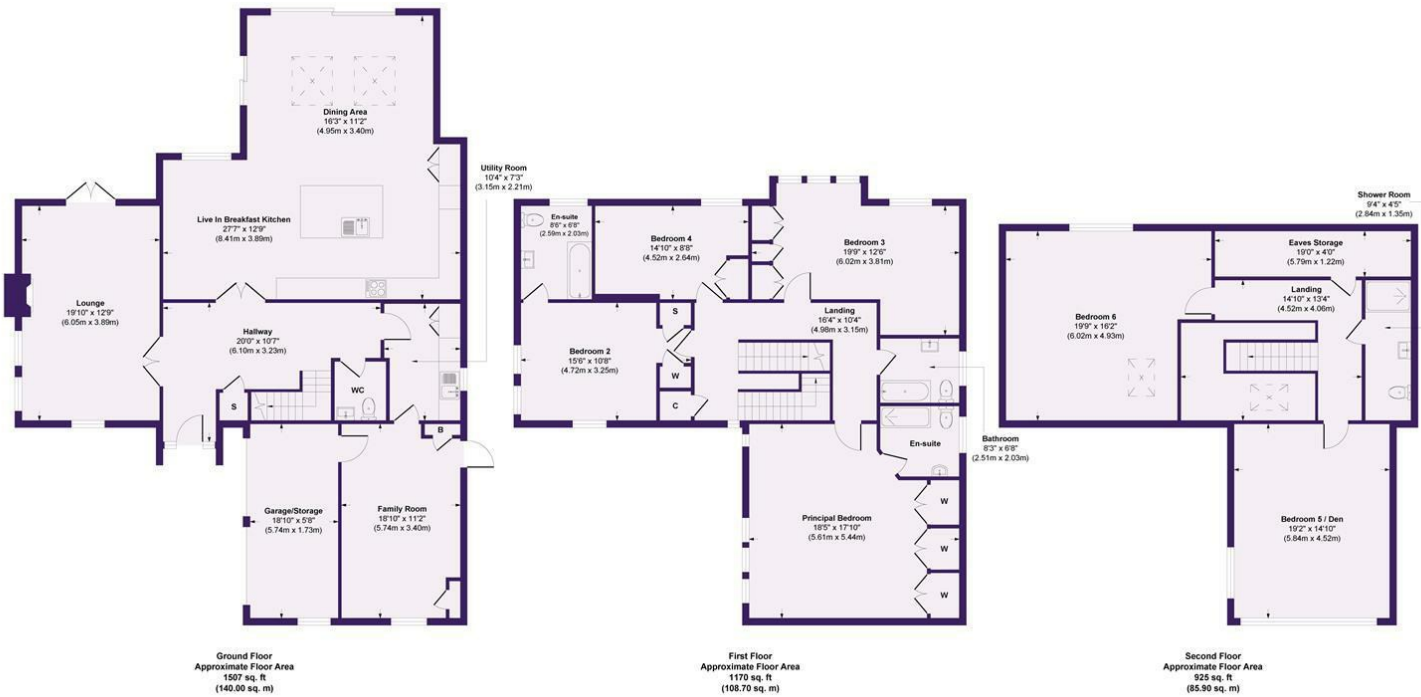
The Garden is attractively set out with a lawned area to the side retained within timbered borders and enclosed within laurel hedging.

The Garden to the rear has lifestyle in mind with a patio and timber decked sitting area which encloses the feature of a Resistance Lap Pool perfect for an early morning dip!

All lawned areas are laid to artificial grass for ease of maintenance. The Garden is enclosed with tall mature hedging affording a high degree of privacy.

A really stunning ‘turn key’ Family Home, literally ready to move into with no fuss, in a great location.

- Freehold
- Council Tax Band G



**Approx. Gross Internal Area 3602 sq. ft / 334.70 sq. meters**  
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.