



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

4 Westmoreland Close

Bowdon, Altrincham, Cheshire, WA14 3QR



www.watersons.net

£1,050,000

www.watersons.net





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

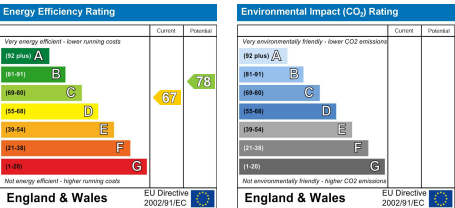


INDEPENDENT ESTATE AGENTS

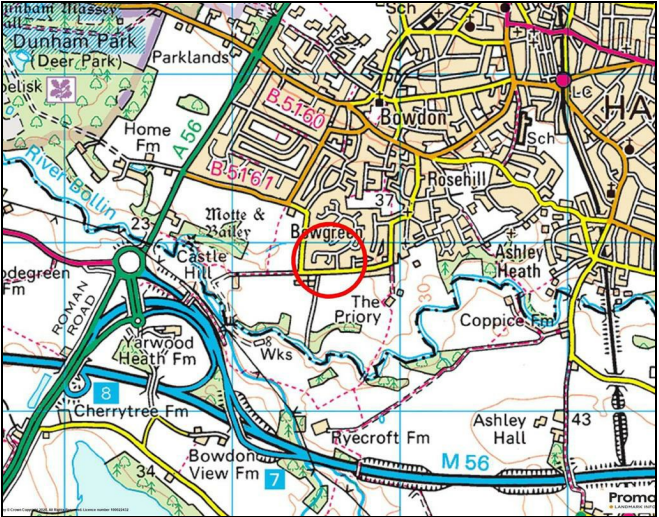
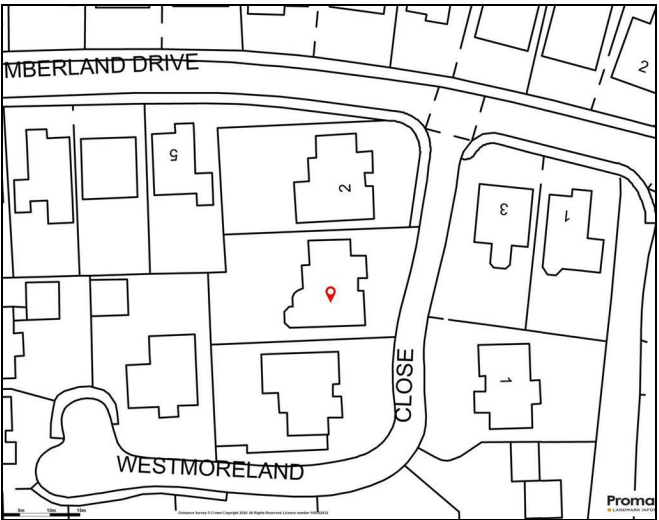


energy efficiency

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



From Watersons Hale Office proceed along Ashley Road in the direction of Hale station continuing over the level crossing. At the traffic lights turn left into Langham Road and continue along this Road for some distance before turning left again into Vicarage Lane. Proceed along Vicarage Lane, which becomes Bow Lane and take a right turning into Oakwood Lane. Take the first left turning into Cumberland Drive and then the first left turning into Westmorland Close. The property will be found on the right hand side.



overview

AN ATTRACTIVE, IMMACULATELY PRESENTED, DETACHED FAMILY HOME ON THIS POPULAR DEVELOPMENT IDEAL FOR EXCELLENT LOCAL SCHOOLS AND WITH BOLLIN VALLEY WALS ON THE DOORSTEP. 2264sqft.

Porch. Hall. WC. Lounge. Dining Room. Study. Conservatory Day Room. Breakfast Kitchen. Utility. Five Bedrooms. Two Bathrooms. 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 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

An immaculately presented, modern Detached family home positioned on a cul-de-sac on this enormously popular Development, ideally located within walking distance of highly regarded Altrincham Preparatory School, Bowdon Church and The Bollin Schools, Altrincham Grammar Schools and with Bollin Valley walks literally on the doorstep.

The property enjoys well balanced family accommodation with Two Reception Rooms to the Ground Floor in addition to a Conservatory Family Room, Study and Breakfast Kitchen. There are Five Bedrooms to the First Floor served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

Externally, there is off street Parking leading to a Double Garage. To the rear there is a particularly attractive and secluded Garden with excellent screening.

The property is most attractive in design with replacement leaded uPVC double glazed windows and is literally ready to move into with the minimum of fuss.

Comprising:

Porch. Entrance door to the Hall with Amtico style flooring and with a spindle balustrade staircase to the First Floor. Doors to the Ground Floor Accommodation.

Ground Floor WC of WC and wash hand basin. Window to the front.

Lounge. An attractive room with a window to the front and a charming bay window to the side and patio doors that open onto and offer views of the Gardens. The windows allow plenty of sunshine in and provide a lovely view of the rear, west facing Garden. York Minster design fireplace surround with inset living flame fire.

Dining Room with a continuation of the Amtico design flooring from the Hall. French doors and windows give access to and enjoy aspects of the rear Garden.

Home Study with a window to the front and with built in 'his and her' desking with extensive cabinets, drawers, and shelving.

Breakfast Kitchen. Refurbished to the highest standards and fitted with a range of modern high gloss laminate fronted units with Silestone worktops over. Polished porcelain tiled flooring. Integrated appliances include a Siemens stainless steel oven and combination microwave oven, integrated dishwasher, four ring induction hob and extractor fan. Opening to the:

Utility Room fitted with a matching range of units to that of the kitchen with integrated fridge freezer and washing machine. Window to the side. Door to the Garage. French doors to the:

Conservatory Day Room of double glazed uPVC frame construction with French doors and windows giving access to overlooking the rear, West facing Garden. Vaulted glazed roof. Tiled flooring.

First Floor Landing with doors to the Bedrooms and Family Bathroom. Access to the extensive boarded Loft space providing excellent storage. Airing cupboard.

Principal Bedroom One with a window overlooking the rear Garden and extensive built in furniture to include wardrobes, dressing table, drawers, and bedside tables.

This Bedroom is served by the En Suite Bathroom fitted with a white suite with chrome fittings, providing a corner bath, vanity unit wash hand basin, WC and corner shower cubicle with thermostatic shower. Extensive tiling to the walls and floor. Window to the front. Chrome ladder radiator.

Bedroom Two with a window overlooking the rear Garden and built in wardrobes, dressing table and bedside tables.

Bedroom Three with a window to the front.

Bedroom Four with a window overlooking the rear Garden and extensive built in wardrobe and furniture.

Bedroom Five with a window to the front and built in wardrobes and storage cupboard.

The Bedrooms are further served by the Family Bathroom fitted with a white suite with chrome fittings, providing a bath, vanity unit wash hand basin and WC. Extensive tiling to the walls and floor. Window to the front.

Externally, the front of the property is approached via a block paved Driveway providing ample off street Parking and in turn leading to an Integral Double Garage with up and over doors. The property enjoys a deep Garden frontage, laid to lawn with maturely stocked borders and laurel hedge enclosure. There is access down the side of the property to the rear Garden.

The rear, West facing Garden has a paved path and patio area returning across the back of the house, accessed via the Conservatory Day Room, Dining Room and Lounge. Beyond, the Garden is laid to a wide expanse of lawn with deep mature borders of evergreen shrubs, bushes, trees and plants providing an attractive outlook with a backdrop of substantial trees providing excellent screening. A beautiful and private Garden, perfect for family entertaining.

A ready to move into family home in a great location.

- Freehold
- Council Tax G

