



3 HEALD CLOSE, BOWDON  
CHESHIRE, WA14 2JB



Ground Floor



1st Floor



TOTAL FLOOR AREA: 175.1 sq.m. (1885 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metapic ©2023

**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

162/164 Ashley Road, Hale, Cheshire WA15 9SF Tel: 0161 929 6363 Web: [www.jhilditch.com](http://www.jhilditch.com)

NOTICE: John N Hilditch & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;  
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;  
(iii) no person in the employment of John N Hilditch & Co. has any authority to make or give any representation or warranty whatever in relation to this property.





## 3 HEALD CLOSE BOWDON



Occupying a highly popular convenient location in a well regarded cul de sac close to both Hale and Altrincham, this house offers well planned family accommodation spread over two floors.

Briefly the accommodation comprises a welcoming reception hall, a good sized living room overlooking the rear gardens, a separate dining room and family room, complemented by a large breakfast kitchen with a conservatory adjacent, the ground floor is completed by a utility room, downstairs wc and garden store.

At first floor level there is a 'T' shaped landing leading to a master bedroom with en-suite, three further bedrooms and a family bathroom.

Externally are well maintained mature gardens and ample parking.

Heald Close is set approximately half a mile from Hale village with its range of shops and services. Altrincham is also close by with its Metro System into Manchester and the urban motorway network at Junctions 6 and 7 of the M56 are also within five to ten minutes drive.

### DIRECTIONS

Proceed up Stamford Road in the direction of The Griffin Public House, turn left into Heald Road and then right onto Heald Close where the house will be found in the left hand part of the cul de sac.

### GROUND FLOOR

PORCH  
HALLWAY 17'0" x 8'4" (5.18 x 2.54)  
CLOAKS  
DOWNSTAIRS WC  
UTILITY ROOM 12'1" x 6'9" (3.68 x 2.06)  
KITCHEN 20'11" x 9'9" (6.38 x 2.97)  
BREAKFAST CONSERVATORY 10'3" x 9'10" (3.12 x 3)  
LOUNGE 16'9" x 13'10" (5.10 x 4.22) (max)  
DINING ROOM 14'7" x 11'0" (4.44 x 3.35)  
FAMILY ROOM 13'4" x 8'7" (4.06 x 2.62)  
GARDEN STORE 7'11" x 4'8" (2.41 x 1.42)

### FIRST FLOOR & LANDING

MASTER BEDROOM 17'2" x 8'8" (5.23 x 2.64)  
EN-SUITE  
BEDROOM TWO 16'4" x 11'2" (4.98 x 3.40)  
BEDROOM THREE 11'0" x 9'4" (3.35 x 2.84)  
BEDROOM FOUR 11'1" x 8'8" (3.38 x 2.64)  
BATHROOM



### SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

### TENURE:

### ASSESSMENT:

Trafford Borough Council. Council Tax Band " VACANT POSSESSION UPON COMPLETION

### VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	76 C
39-54	E		
21-38	F		

