



8 WESTMORELAND CLOSE, BOWDON,
CHESHIRE, WA14 3QR



TOTAL FLOOR AREA : 216.8 sq.m. (2333 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 Metroplan ©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

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.



8 WESTMORELAND CLOSE BOWDON



Situated in a quiet cul de sac location, this beautifully presented modern detached family home has been finished to a contemporary style to the highest of standards by the current owners.

The spacious accommodation in brief comprises storm porch, entrance hall, downstairs wc, understairs storage cupboard, stunning kitchen breakfast room, utility room, dining room, a triple aspect good size living room and completing the ground floor is a fabulous conservatory overlooking the garden leading from both the living and dining room. At first floor level is a superb master bedroom suite with built in wardrobes and a recently fitted ensuite bathroom. There are four further bedrooms and a family bathroom.

CONSERVATORY 23'0" x 12'6" (7 x 3.80)
SNUG 10'1" x 9'10" (3.08 x 3)

FIRST FLOOR & LANDING

MASTER BEDROOM 14'5" x 12'2" (4.40 x 3.70)
EN-SUITE
BEDROOM TWO 12'10" x 9'10" (3.90 x 3)
BEDROOM THREE 12'2" x 10'2" (3.70 x 3.10)
BEDROOM FOUR 9'10" x 9'10" (3 x 3)
BEDROOM FIVE 9'11" x 9'3" (3.03 x 2.81)
BATHROOM

EXTERNALLY

DOUBLE GARAGE 19'8" x 19'0" (6 x 5.80)



Externally the front garden is laid mainly to lawn and to the rear is a private and enclosed garden beautifully landscaped with two raised deck areas and lawn. There is ample off road parking for several cars in addition to a detached double garage.

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.



SITUATION

This area is characterised by a mixture of executive detached houses. Hale's fashionable village lies within five to ten minutes drive as does Altrincham with its market town and Metro service into Manchester. The urban motorway network and International Airport are close at hand and the Bollin Valley and Green Belt are literally on the doorstep.

DIRECTIONS

From the centre of Hale proceed across the level crossing to the first set of traffic lights, turn left onto Langham Road and continue for approximately half a mile, turn left into Vicarage Lane. At the bottom of Vicarage Lane the road continues into Priory Road and after a further four to five hundred yards turn right into Oakwood Lane, take the first turning on the left into Cumberland Drive and the next left is Westmoreland Close where the property can be found after approximately one hundred yards on the right.

GROUND FLOOR

RECEPTION HALL

PORCH

WC

UTILITY ROOM

KITCHEN/BREAKFAST ROOM 13'5" x 11'10" (4.10 x 3.60)

DINING ROOM 14'11" x 10'10" (4.54 x 3.31)

LIVING ROOM 20'4" x 11'10" (6.20 x 3.60)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	82 B

