



25 STANHOPE ROAD, BOWDON, CHESHIRE, WA14 3JZ



FLOOR PLANS

Not to Scale. For Illustration purposes only.

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25 STANHOPE ROAD BOWDON



Occupying an excellent location in a highly popular residential area this recently built property offers magnificent accommodation spread over three floors.

The property which sits in mature gardens with a leafy backdrop comprises at ground floor level a magnificent hall, complemented by a large lounge, sitting room, dining room and a study, and there is also a downstairs wc, a beautifully fitted kitchen with a comprehensive range of high quality appliances.

Completing the ground floor there is a separate living room, family/play room, a utility room plus a fully fitted gymnasium.

At first floor level leading from an impressive landing area, is a master bedroom with en-suite and dressing room, guest bedroom with en-suite plus a third and fourth bedroom both with en-suite facilities.

Leading from a landing at second floor level is a fifth bedroom with en-suite plus a more than useful study.

FIRST FLOOR & LANDING

MASTER BEDROOM 25'10" x 16'2" (7.87 x 4.93)

MASTER EN-SUITE

DRESSING ROOM 13'7" x 12'10" (4.13 x 3.91) max

BEDROOM TWO 20'9" x 14'4" (6.33 x 4.38) max

EN-SUITE TWO

BEDROOM THREE 25'2" x 18'0" (7.67 x 5.49) max

EN-SUITE THREE

BEDROOM FOUR 15'1" x 15'0" (4.60 x 4.57) max

EN-SUITE FOUR

LAUNDRY ROOM 9'3" x 6'0" (2.81 x 1.82)

SECOND FLOOR & LANDING

BEDROOM FIVE 17'6" x 12'10" (5.34 x 3.91)

EN-SUITE FIVE

STUDY 15'0" x 12'2" (4.56 x 3.70)



Stanhope Road is characterised by a range of detached properties many of which have been re-modelled or demolished and re-built. This particular house sits in mature gardens with a leafy backdrop giving privacy from the properties on Blueberry Road.

Hale's fashionable village lies within five minutes drive as is Altrincham with its busy market and Metro System into Manchester.

The M56 at Junction 7 is within five minutes drive and the International Airport is close by.

DIRECTIONS

From the centre of Hale proceed along Langham Road turning left onto Bow Green Road, turn right onto Stanhope Road where the property will be found on the left.

SERVICES:

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

TENURE:

Freehold

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'G'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



GROUND FLOOR

HALL

FAMILY/PLAY ROOM 18'0" x 13'5" (5.49 x 4.10)

STUDY 15'10" x 12'4" (4.83 x 3.76)

LOUNGE 23'7" x 15'2" (7.20 x 4.62 max)

SITTING ROOM 20'9" x 14'2" (6.33 x 4.32)

DINING ROOM 19'9" x 12'10" (6.03 x 3.91)

UTILITY ROOM

WC

LIVING ROOM 25'2" x 15'0" (7.67 x 4.57)

KITCHEN 35'0" x 20'9" (10.66 x 6.33) max

UTILITY

GYM 20'9" x 11'4" (6.33 x 3.46)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

