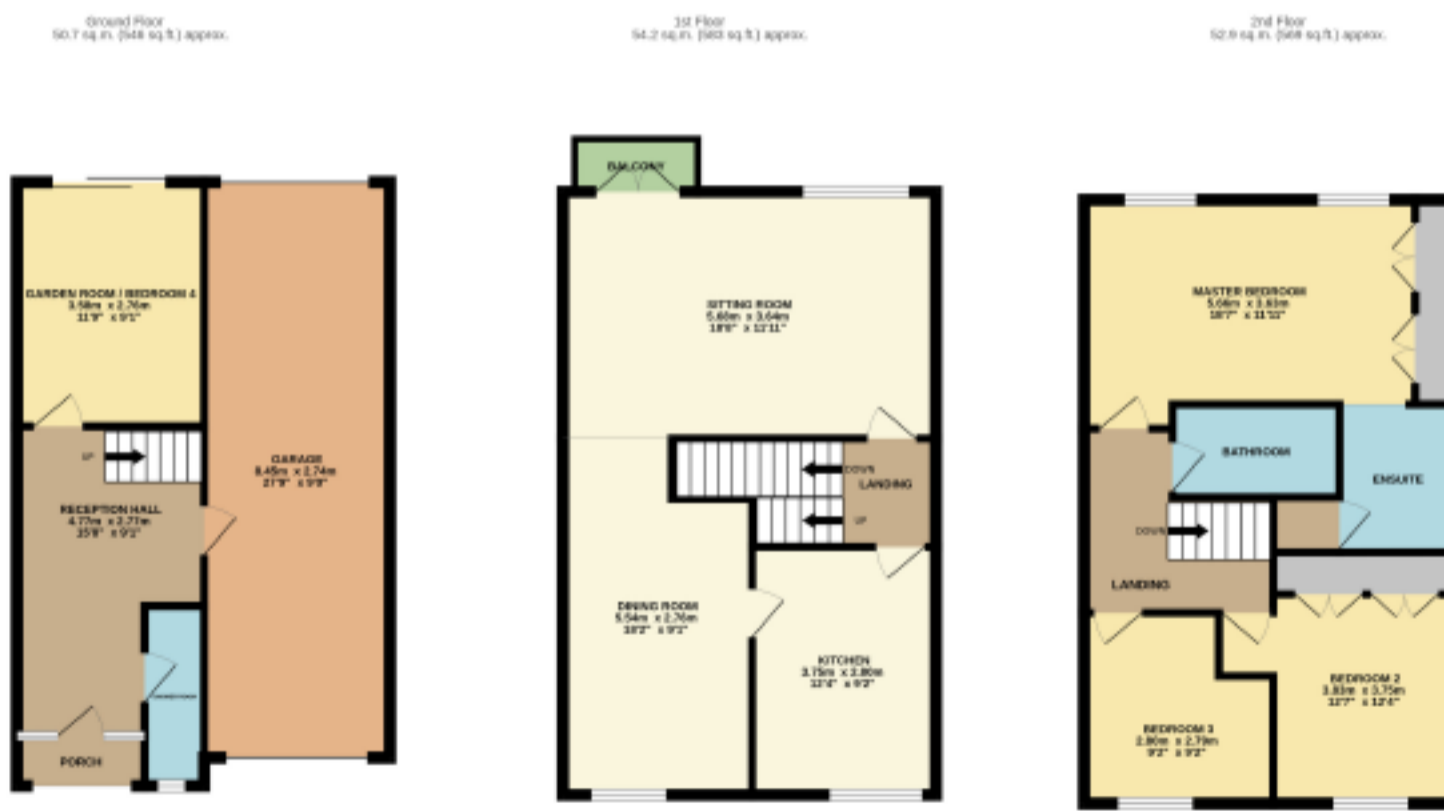




5 OAKWOOD COURT, OAKWOOD LANE, BOWDON, CHESHIRE, WA14 3DJ

John N
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TOTAL FLOOR AREA : 157.8 sq.m. (1699 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.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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5 OAKWOOD COURT
OAKWOOD LANE
BOWDON



Set in an excellent location within walking distance of the Bollin and Bowdon Church Schools, and in the catchment area for the many superb secondary schools in the area, this four bedroom, three bathroom home has been well maintained by our clients. With a garage and ample forecourt parking, the well planned accommodation spread over three floors boasts magnificent southerly views over open fields to the rear.

GROUND FLOOR

PORCH
RECEPTION HALL 15'8" x 9'1" (4.77 x 2.77)
GARDEN ROOM/BEDROOM FOUR 11'9" x 9'1" (3.58 x 2.76)
SHOWER ROOM

FIRST FLOOR & LANDING

KITCHEN 12'4" x 9'2" (3.75 x 2.80)
DINING ROOM 18'2" x 9'1" (5.54 x 2.76)
SITTING ROOM 18'8" x 11'11" (5.68 x 3.64)
BALCONY

SECOND FLOOR & LANDING

BEDROOM ONE 18'7" x 11'11" (5.66 x 3.63)
EN-SUITE
BEDROOM TWO 12'7" x 12'4" (3.83 x 3.75)
BEDROOM THREE 9'2" x 9'2" (2.80 x 2.79)



Briefly the accommodation comprises an L shaped entrance hall with downstairs shower room, the original fourth bedroom at ground floor level is now in use as a garden room and opens onto the private rear gardens at the rear. Completing the ground floor is a substantial garage with up and over door to both the front and rear.

At first floor level is a beautifully proportioned living room with balcony overlooking the rear garden and fields beyond. Completing the first floor is a good size dining room and the kitchen. At second floor level is a master

bedroom with en-suite, two further bedrooms and a family bathroom. Externally are ample forecourt parking for two cars and neatly maintained gardens to the rear.

The area generally is well served by amenities being within five minutes of the urban motorway network, Hale and Altrincham. The National Trust land and Green Belt are close at hand and sporting and recreational facilities abound. In the catchment area for Trafford primary and Sale and Altrincham grammar schools, Manchester International Airport is within ten to fifteen minutes drive and the Metro System from Altrincham runs into Manchester which is also within ten minutes drive enabling travel to London and Europe possible within two hours.

BATHROOM

EXTERNALLY

GARAGE 27'9" x 9'0" (8.45 x 2.74)

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 'E'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



DIRECTIONS

From the centre of Hale proceed along Langham Road in the direction of Bowdon turning left onto Vicarage Lane. Follow Vicarage Lane which then becomes Priory Road, turn right into Oakwood Lane and immediately right you will see Oakwood Court.

