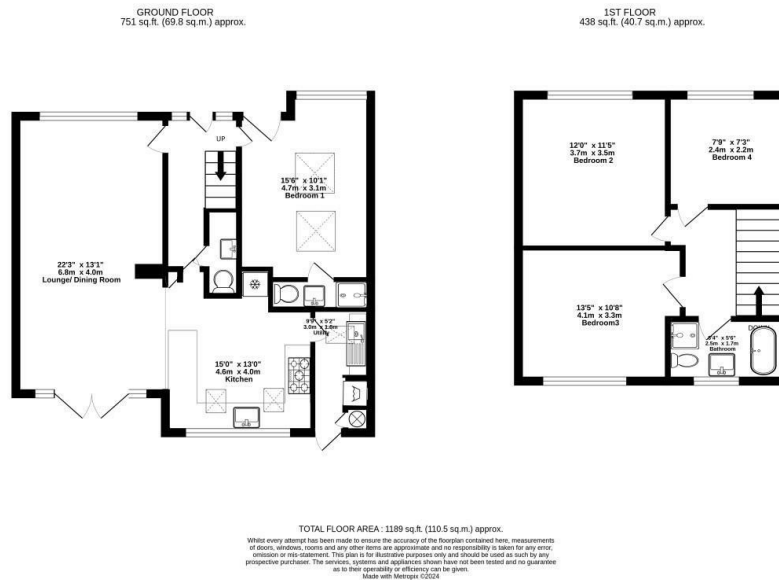




**1 Bowfell Drive, High Lane, Cheshire, SK6 8HZ**

**£400,000**

- Refurbished Property to an Extremely High Standard
- Extended Modern Family Kitchen
- Ground Floor bedroom with own entrance and Ensuite
- Three Bedrooms to the First Floor
- Private Lawned Garden to the Rear
- Open Plan Aspect to the Ground Floor
- Separate Utility Room
- Possible Income Opportunity
- Family Bathroom with standalone bath and shower cubicle
- Off-Road Parking via Driveway



## THE PROPERTY

Welcome to this Recently Renovated and Extended Property on Bowfell Drive in the sought-after area of High Lane, which is conveniently located near the picturesque Lyme Park. This delightful house boasts a spacious 1,023 sq ft of living space, perfect for a growing family with its three bedrooms upstairs, annex room downstairs complete with ensuite shower room, making an Ideal Fourth Bedroom or Home Office, and two bathrooms.

Built in 1966, this property boasts a Wonderfully Light, Open Plan aspect to the ground floor, complete with Charming Living Space, Ample Dining Space and a Beautifully Presented Extended Modern Kitchen at the heart of the home, complete with integrated appliances and a Separate Utility Room. There is a downstairs WC under the stairs. There are Two Double Bedrooms upstairs, a Well-Thought Out Third Box Room and a Modern Family Bathroom with Separate Shower Cubicle and standalone bath. There is a Fourth Bedroom/ Home Office located to the ground floor, complete with Ensuite Shower Room.

Externally, there is Off-Road Parking via a Driveway for One vehicle, and unrestricted On-Street Parking directly outside the property. To the rear, there is a Compact and Private Lawned Garden with Small Patio Area.

The property is Freehold with an annual Chief Rent payable. Council Tax Band- C. EPC Grade- C. Viewing essential to appreciate this property. Tel: 0161 511 5339 to book Viewing Appointment.

## Directions

From our office, head towards Bramhall Moor Lane, and turn right onto Bramhall Moor Lane toward Dorchester Rd/Jacksons Ln/A5143. Turn left onto Dorchester Road and then left onto Jacksons Lane, past Hazel Grove High School. Follow this road right to the Fiveways, and turn Right onto the B9052. At the traffic lights, turn left onto the Manchester Airport Eastern Link Rd/A555 towards High Lane. At the traffic lights, turn right onto A6 and continue for 1.5 miles. At the traffic lights at the Horse Shoe Inn, turn left onto Windlehurst Road and continue for half an mile, before turning right onto Andrew Lane. Continue on for 0.2 miles before turning right onto Bowfell Drive. The property will be on the left hand side of the road.