



Gaddum Road | | Bowdon | WA14 3PH

£1,100,000



SHEPPARD & CO

Gaddum Road |
Bowdon | WA14 3PH
£1,100,000

- Beautifully Presented Detached Family Home
- Superb Open Plan Kitchen Living Dining Space
- Utility And Downstairs WC
- Good Size Private Garden Enjoying A Southerly Aspect
- Planning Permission Granted To Further Extend
- Meticulously Finished Throughout To A Contemporary Style
- Two Further Reception Rooms
- Principle Ensuite Bedroom
- Ample Parking And Double Garage
- Catchment To The Areas Finest Schools

Nestled on one of Bowdon's most peaceful and desirable roads, this beautifully presented detached home offers a perfect blend of elegance, comfort, and practicality. Finished to an exceptional standard throughout, the property boasts thoughtfully designed interiors and generous proportions, ideal for modern family living.

Step inside to a welcoming entrance hall that leads through to a spacious open-plan kitchen and breakfast room, fitted with sleek, high-end units and integrated appliances—an inviting hub for both everyday life and entertaining. This space flows effortlessly into a bright and airy living area, complemented by double doors that open onto the rear garden. The ground floor also offers a separate lounge, a versatile study, convenient guest WC, and access to a double garage. Upstairs, you'll find four bedrooms, including a stylish principal suite complete with a modern en suite bathroom. A contemporary family bathroom serves the remaining bedrooms.

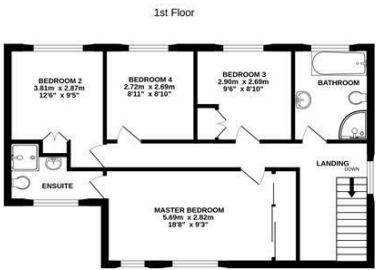
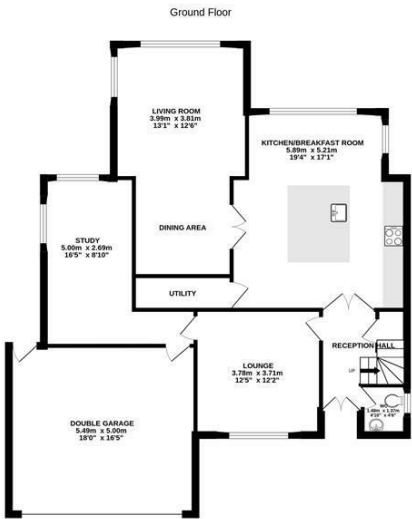
Outside, the rear garden enjoys a sought-after southerly aspect and mainly laid to lawn, it features a large decked patio, perfect for al fresco dining and entertaining. The front of the property includes a generous driveway with ample off-road parking and a lawned garden. For those seeking further potential, planning permission has already been granted for a double-storey extension—allowing you to tailor this home to your evolving needs (a cgi of which is included in the images). Planning Ref I10950/HHA/23

A rare opportunity to acquire a turnkey home in a prime Bowdon location, quiet, yet within easy reach of excellent schools, commuter links, and local amenities.

POSTCODE - WA143PH

N.B. The appliances at this property have not been tested by ourselves.

Approved by the vendor and prepared with care, these details are believed to be accurate. However, in line with Property Misdescription legislation, buyers should make their own enquiries, view the property, and confirm all information independently



TOTAL FLOOR AREA: 195.4 sq.m. (2103 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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