





Offers In Excess Of £2,500,000

Features



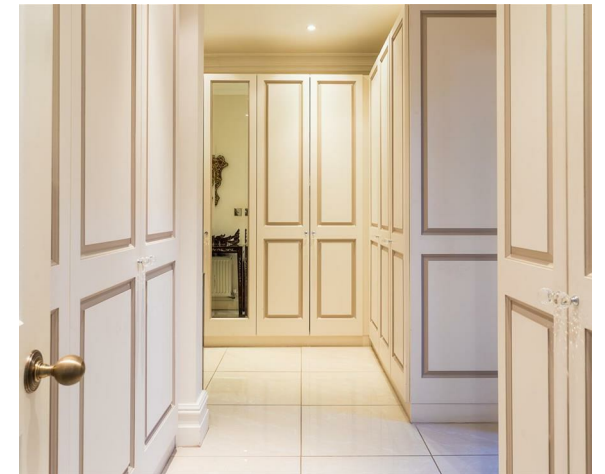
Located on the prestigious Theobald Road in Bowdon, this modern five bedroom five bathroom detached family home was built in the 2000's and is approximately 5,000 sqft, sitting on 0.25 acres. The property is within walking distance of Hale village and within catchment of highly regarded schools. 5,000 sqft and offers well proportioned rooms

In brief, the ground floor boasts underfloor heating throughout, a well spaced dining hall with access to the lounge, sitting room which also leads to a garden room, kitchen breakfast with large breakfast island and granite worktops, as well as fully integrated appliances, the utility room, office, downstairs W.C, seperate cloak room and integrated double garage.



General information

- **Tax Band:** H
- **Sqft:** 5000.00 sq ft
- **Plot:** 0.25 acre(s)
- **Bedrooms:** 5
- **Bathrooms:** 5
- **Postcode:** WA14 3HG



To the first floor, from the bright expansive landing, there are four double bedrooms all with ensuites, with the main bedroom also benefitting from a dressing room. There is also single bedroom and separate family bathroom. Storage is ample with a airing cupboard and storage cupboard on the landing as well as access to a large loft space.

Externally the plot is fully enclosed with a in and out electric gated drive way, and a rear garden which is lawned and benefits from a patio area, as well as bordered by mature shrubs and bushes.

Viewings are strongly advised to appreciate this spacious and modern accommodation on such a sought after road.



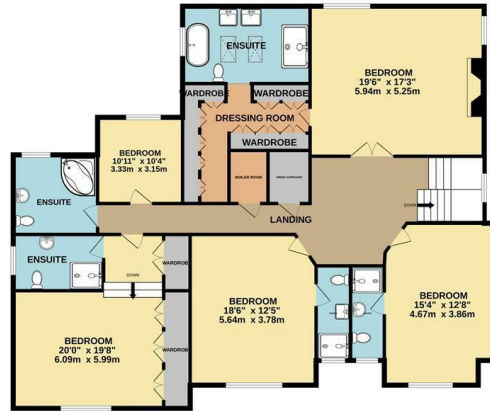




GROUND FLOOR
2261 sq.ft. (210.1 sq.m.) approx.



1ST FLOOR
2116 sq.ft. (196.6 sq.m.) approx.



TOTAL FLOOR AREA: 4994sq.ft. (464.0 sq.m.) 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

