



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	



Gaddum Road | Bowdon
Asking Price £1,175,000



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Bedrooms 4	Bath 2	Reception 3	Driveway Parking	2103 Sq Ft	CHAIN COMPLETE

- Detached Property
- Recently Modernised
- Planning Permission Granted
- Prime Location
- Off Road Parking & Double Garage
- 2103 Sqft
- Four Bedrooms
- Open Plan Breakfast Kitchen
- Southerly Facing Garden
- CHAIN COMPLETE

A charming four bedroom, two bathroom detached property set on a quiet yet convenient location in Bowdon. The property has been finished to a high standard throughout including a luxury kitchen with open plan living space. Comprising; Entrance hall, WC, open plan breakfast kitchen, living room, lounge, study and double garage to the ground floor. There are four bedrooms to the first floor and two bathrooms including an en suite. To the rear of the property is a delightful, Southerly facing garden, mainly laid to lawn with large decked patio area. To the front off the property is a driveway with ample parking. Planning permission has been granted for a double story extension, if you so required. Onward chain complete. EPC - D.

