



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating															
Current	Potential	Current	Potential														
Very energy efficient - lower running costs																	
<table border="1"> <tr><td>(92 plus) A</td></tr> <tr><td>(81-91) B</td></tr> <tr><td>(69-80) C</td></tr> <tr><td>(55-68) D</td></tr> <tr><td>(39-54) E</td></tr> <tr><td>(21-38) F</td></tr> <tr><td>(1-20) G</td></tr> </table>		(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1"> <tr><td>(92 plus) A</td></tr> <tr><td>(81-91) B</td></tr> <tr><td>(69-80) C</td></tr> <tr><td>(55-68) D</td></tr> <tr><td>(39-54) E</td></tr> <tr><td>(21-38) F</td></tr> <tr><td>(1-20) G</td></tr> </table>		(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G
(92 plus) A																	
(81-91) B																	
(69-80) C																	
(55-68) D																	
(39-54) E																	
(21-38) F																	
(1-20) G																	
(92 plus) A																	
(81-91) B																	
(69-80) C																	
(55-68) D																	
(39-54) E																	
(21-38) F																	
(1-20) G																	
79	80																
Not energy efficient - higher running costs																	
England & Wales		England & Wales															
EU Directive 2002/91/EC		EU Directive 2002/91/EC															



175 Ashley Road, Hale. WA15 9SD
 Sales 01619296922 lettings 01619289355
info@hibberthomes.com www.hibberthomes.com



**HIBBERT
HOMES**

York Drive | Bowdon

Asking Price £3,750,000

Bedrooms 6	Bath 7	Reception 4	Driveway Parking	6877 Sqft	No Chain

- Modern Detached
- Seven Bathrooms
- Home Cinema
- Prime Location
- Gated Driveway

- Six Bedrooms
- Gym
- Large South Facing Garden
- Out Buildings
- No Chain

A beautifully presented 7000sqft modern detached property on one of the areas finest locations. The property was built in 2014 and is finished to the highest standard throughout. Comprising; Entrance hall, study, dining room, formal lounge, open plan breakfast kitchen, cloak room, utility room, WC and double garage to the ground floor. There are six bedrooms and six bathrooms to the first and second floor including an impressive master suite and gym. Externally to the rear is a delightful, private south facing garden with patio's and out buildings. One of the areas finest places to live and a must see property.

