



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



East Downs Road | Bowdon  
**Asking Price £2,250,000**



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Bedrooms 5	Bath 4	Reception 4	Driveway Parking	Area 4152.00 sq ft

- Early Victorian Property
- High Specification
- Home Gym
- Exclusive Location
- Private Driveway

- Recently Refurbished
- 4152 SQFT
- Home Cinema
- Large Garden
- No Chain

A BEAUTIFUL and TIMELESS early Victorian SEMI-DETACHED property located on perhaps the MOST PRESTIGIOUS road in the area. The property was entirely RENOVATED in 2019/20 to an exceptionally high standard with NO EXPENSE SPARED. Comprising: Entrance hall, study, sitting room, open-plan kitchen/diner with entertainment space, boot room, utility room and WC to the ground floor. Cinema room (or bedroom 5), gym, wine cellar, utility room and shower room to the lower ground floor. Four bedrooms & three bathrooms to the first and second floors, including a fabulous master suite with an outstanding dressing room and en-suite shower room. The rear garden has been beautifully landscaped with lawn and patio areas. There is a sweeping driveway to the front with ample parking, accessed via electric gates. This is one of the finest properties of this type in the area. Not to be missed. No chain.

