



**GASCOIGNE
HALMAN**

LITTLE MEADOW ROAD, BOWDON

THE AREAS LEADING ESTATE AGENT



LITTLE MEADOW ROAD, BOWDON

Offers Over £850,000

A well-proportioned detached family home on a generous plot in Bowdon, with Lounge, Dining/Sitting Room, Kitchen, Utility, WC, Three Bedrooms and Family Bathroom to the First Floor.

Outside there is a Garage and spacious Driveway, with Gardens wrapping around the property. There is the potential to refurbish/update the property, subject to the necessary permissions. No Onward Chain.





Set back from the road, approached via a paved driveway, it is surrounded by low maintenance gardens. The property offers accommodation arranged over two floors, with an Entrance Porch leading to two generous Reception rooms and a Kitchen overlooking the rear garden. Back across the hallway, there is also a downstairs WC and Utility Room. On the First Floor, there are three good sized Bedrooms and a Family Bathroom.

This modern detached family home is sure to have wide appeal. Although already offering well-appointed accommodation, the property could be further extended, subject to permissions, without compromising the gardens too much. Within walking distance of Bollin Primary School, an early inspection of the property is recommended to appreciate the opportunity on offer.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.

LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

LOCAL AUTHORITY

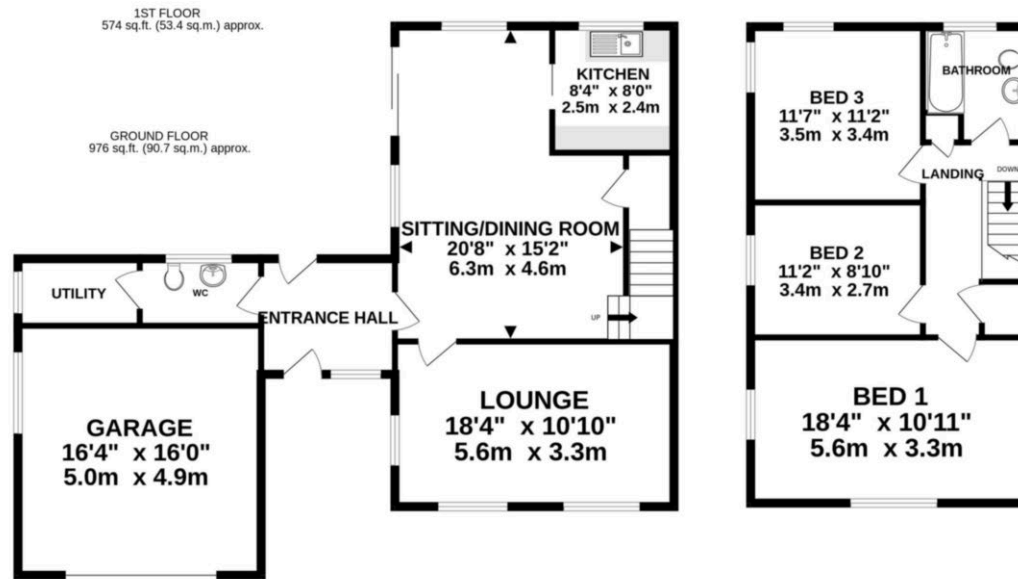
Trafford Borough Council Tax Band G - Amount payable for 2025/2026 is £3534.72

TENURE

Freehold

POSTCODE

WA14 3PG



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 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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HALE OFFICE

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