



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

8 Vale Road

Bowdon, Altrincham, WA14 3AB



£1,525,000

www.watersons.net

www.watersons.net





HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

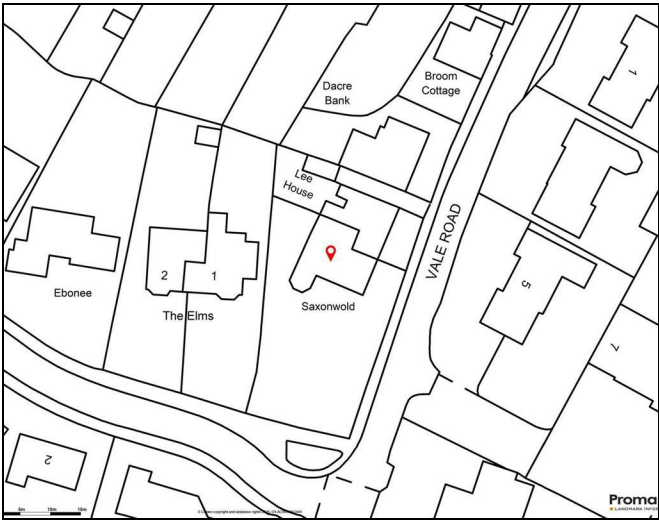
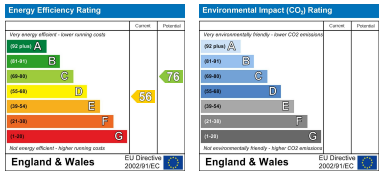
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

INDEPENDENT ESTATE AGENTS



energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A BEAUTIFUL VICTORIAN SEMI DETACHED FAMILY HOME TASTEFULLY RENOVATED AND RETAINING ITS ORIGINAL PERIOD CHARM, STANDING ON A STUNNING CORNER GARDEN PLOT, IDEALLY LOCATED WITHIN WALKING DISTANCE OF HIGHLY REGARDED SCHOOLS. 3092 SQFT

Hall. WC. Lounge. Family Room. Living and Dining Room. Breakfast Kitchen. Laundry Room. Utility/Boot Room. Five Bedrooms. Three Bath/Shower Rooms. Driveway. Lovely Gardens.

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A beautiful, Victorian Semi Detached family home located in this desirable part of Bowdon and within walking distance of both The Bollin and Bowdon Church Primary Schools and within easy reach of both Altrincham Boys and Girls Grammar Schools.

The property stands on a lovely corner Garden plot with professionally designed, beautifully stocked lawned gardens with sunny sitting areas wrapping around the property including an enclosed Courtyard ideal for outdoor summer dining.

The property has been immaculately renovated entirely in keeping with the original character of the property with high intricate cornice ceilings, impressive fireplaces, original sash windows and a spindle balustrade staircase rising through the floors. These traditional features sit perfectly next to superb specification Kitchen and Bathroom fittings.

The accommodation extends to approximately 3100 square feet including comprehensively converted, Lower Ground Floor Cellars, providing Three well proportioned Reception Rooms to the Ground Floor, in addition to the 275 square foot Breakfast Kitchen.

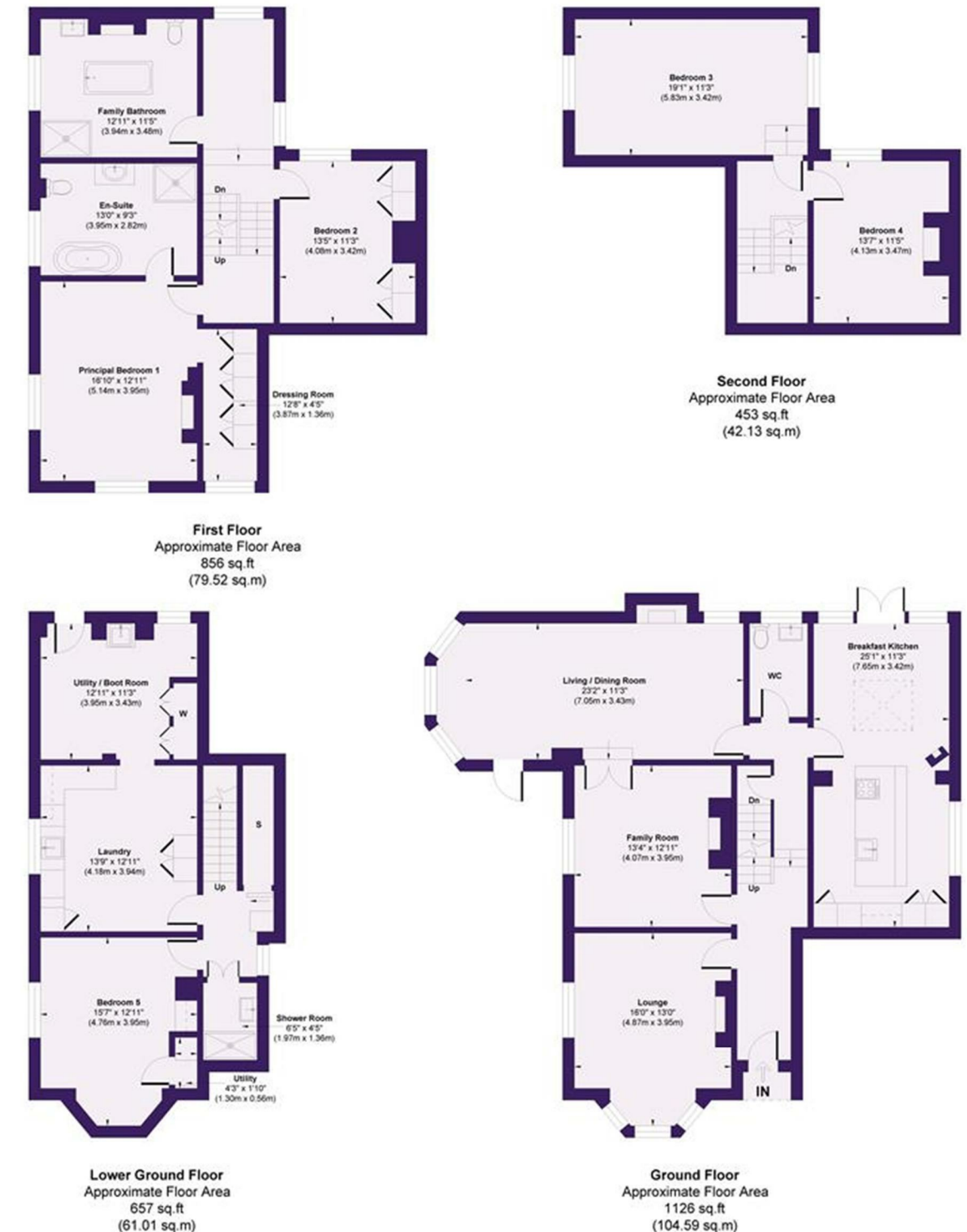
There are up to Five Double Bedrooms served by Three stylishly appointed Bath/Shower Rooms including a Principal Bedroom Suite of Bedroom, Dressing Room and En Suite Bathroom. One of the Bedrooms and a Shower Room is positioned to the Lower Ground Floor.

Also, to the Lower Ground Floor there is a large fitted Laundry and a Separate Utility/Boot Room with outside access.

The property sits on the corner of Vale Road and Ledward Lane, with a gravelled driveway accessed via Ledward Lane providing excellent off street parking.

A really beautifully styled property of enormous charm and character is this very desirable location.

- Freehold
- Council Tax Band F



Approx. Gross Internal Floor Area 3092 sq. ft / 287.25 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any errors, omission, miss-statement or use of data show.