

Devisdale Grange, Groby Road | Bowdon | Altrincham | WA14 2BY

£795,000

SHEPPARD & CO

Devisdale Grange, Groby Road | Bowdon
Altrincham | WA14 2BY

- Exclusive gated development by Devisdale Grange with a prestigious courtyard setting
- Spacious accommodation approaching 1,500 sq ft over two floors
- Dedicated parking space directly outside plus a substantial single garage
- Private gardens patio area to the rear and side
- Residents enjoy access to a full-size communal tennis court
- Two well-appointed bath/shower rooms, including an en suite
- Set within over two acres of beautifully maintained communal gardens
- Private Tennis Court

Situated within the exclusive Devisdale Grange development by Crosby Homes, this attractive semi-detached home enjoys a delightful courtyard setting with arguably one of the finest positions within an impressive gated development, surrounded by over two acres of beautifully maintained communal grounds.

Approached via electric gates, the development offers a wonderful sense of privacy and tranquillity, with sweeping lawns, mature landscaping and a full-sized tennis court for residents to enjoy. Positioned on the fringe of the Devisdale open space, it combines a peaceful setting with the convenience of being within walking distance of Altrincham town centre, the popular Market Quarter, Metrolink and a wide range of local amenities.

The accommodation extends to approximately 1,500 sq ft and is arranged over two floors. The ground floor comprises an entrance hall, downstairs WC, study, generous open plan living and dining room, breakfast kitchen and utility room.

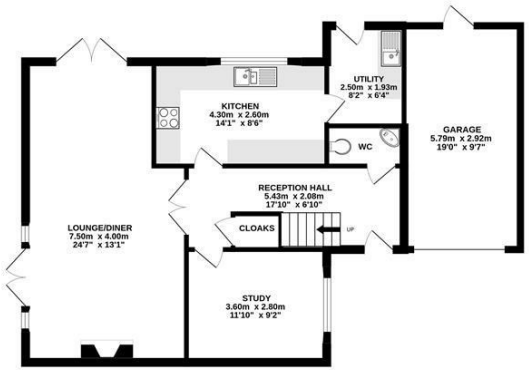
At first floor level are three well-proportioned bedrooms, served by two bath and shower rooms, providing comfortable and versatile accommodation.

A superbly located home within an exclusive gated development, offering generous accommodation, attractive communal grounds and the convenience of no onward chain. Ready to move into with minimal fuss, this is an excellent opportunity to enjoy a more tranquil setting within easy reach of everything

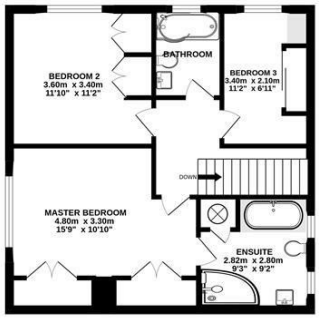




Ground Floor
82.7 sq.m. (890 sq.ft.) approx.

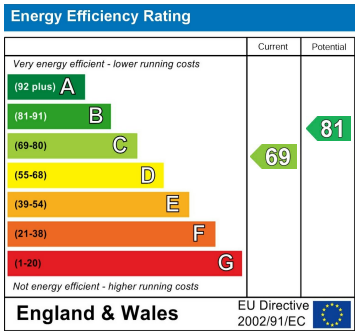


1st Floor
55.9 sq.m. (602 sq.ft.) approx.



TOTAL FLOOR AREA : 138.6 sq.m. (1491 sq.ft.) 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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