



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 11 Peel Avenue

Bowdon, Altrincham, WA14 2UG



£1,275,000

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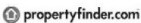


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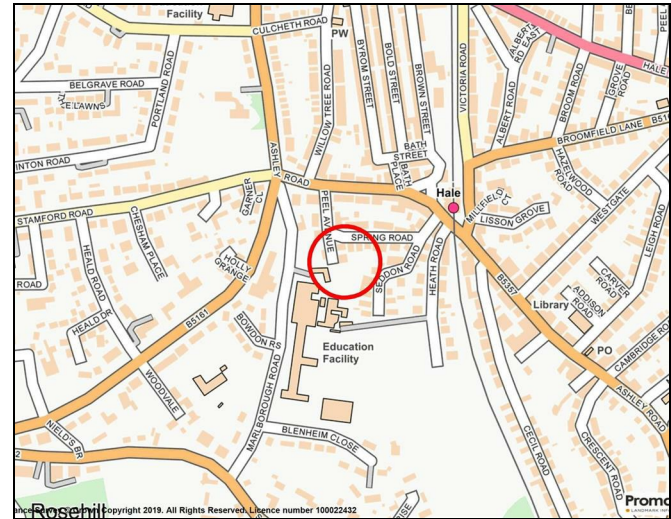
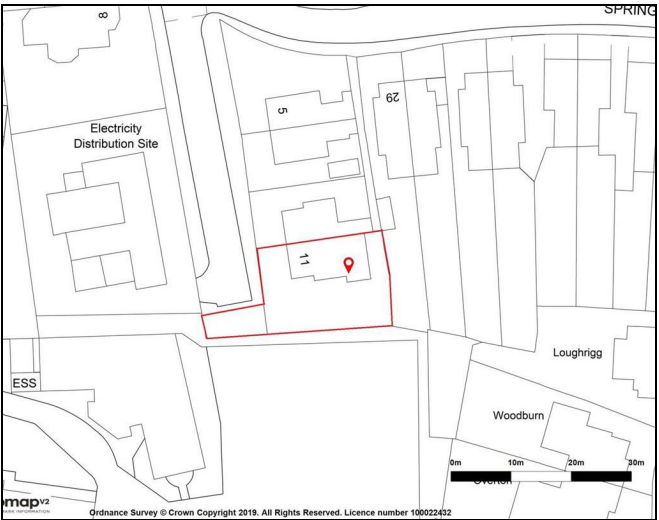
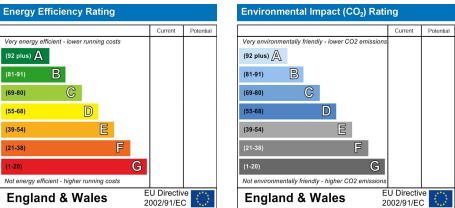


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# energy efficiency

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



# overview

A BEAUTIFUL FOUR STOREY VICTORIAN PROPERTY WITH A STUNNING CONTEMPORARY EXTENSION, PERFECTLY LOCATED WITHIN A MOMENTS WALK OF HALE VILLAGE. 2677sqft.

Hall. Lounge. Family Room. Impressive Dining Kitchen. Four/Five Bedrooms. Three Baths/Showers. Driveway. Private South facing Garden. Cellars.



**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

An enormously attractive, comprehensively extended, updated and improved Period Semi Detached family home which perfectly blends traditional Period features with a stunning contemporary extension creating a truly beautiful family home.

The location is supremely convenient at the head of this cul-de-sac within a moments walk of the centre of Hale Village but within walking distance of Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter. In addition, the property is within walking distance of Altrincham Boys' and Girls' Grammar Schools.

Design features include; shuttered original sash windows, attractive reproduction or original fireplaces, extensive use of LED lighting, high specification Bathrooms with branded fittings by Roca and Hudson Reed, underfloor heating to the Bathrooms, custom built fitted furniture, some reproduction Victorian style radiators, natural wood flooring to the majority of the Ground Floor.

The stylish accommodation is extensive and versatile arranged over Four Floors included Cellars providing Two Reception Areas, including an amazing split level Dining Kitchen with full height and width windows opening onto the Garden.

The Kitchen is fitted with a range of white laminate fronted units with integrated appliances by Miele to include an oven, steamer, induction hob dishwasher, larder fridge and freezer. Underfloor heating. Full height plate glass patio doors onto the Gardens.

To the Lower Ground Floor are Three Chamber Cellars with plaster boarded walls and ceilings which offer excellent storage and the current vendors utilise one as a Utility Room.

Floor accommodation provides a Home Study and a comprehensively fitted Utility Room.

Over the Two Upper Floors are up to Five Double Bedrooms served by Three stylish Bath/Shower Room, the Principal Bedroom being particularly well proportioned with French doors leading onto a South facing Balcony.

The Top Floor, originally designed with Two Bedrooms but is currently configured as a Bedroom, Dressing Room and Shower Room Guest Suite.

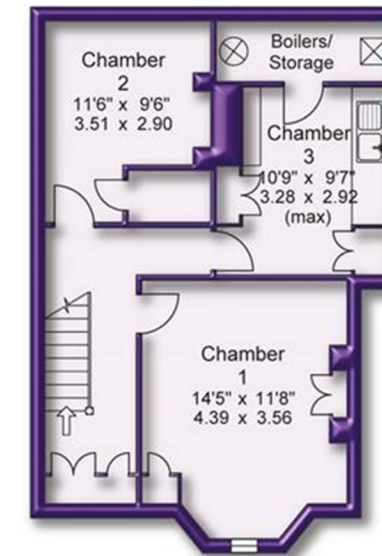
The property stands on a deceptive Garden plot with an enormously private and good sized Garden laid to the South side of the property.

The Garden has been delightfully set out with a large, raised timber decked sitting area, accessed via the patio doors from the Dining Kitchen. Beyond, the Garden is laid to lawn with a backdrop of substantial beech hedging providing excellent screening. Attractive lighting is fitted throughout the decking and garden areas, making it an ideal space for evening entertaining.

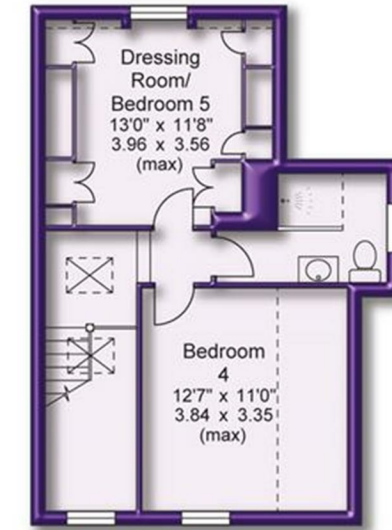
The property is orientated to maximise the side South facing aspect.

A delightful Garden that completes this stunning family sized home.

- Freehold
- Council Tax Band G

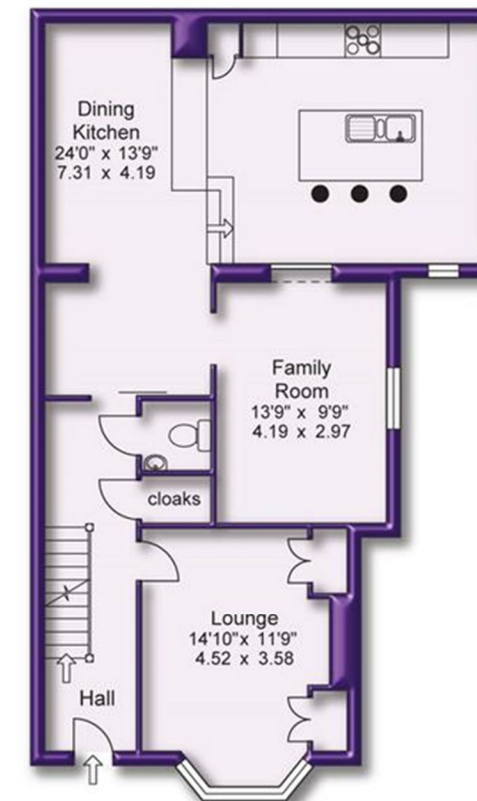


Lower Ground Floor

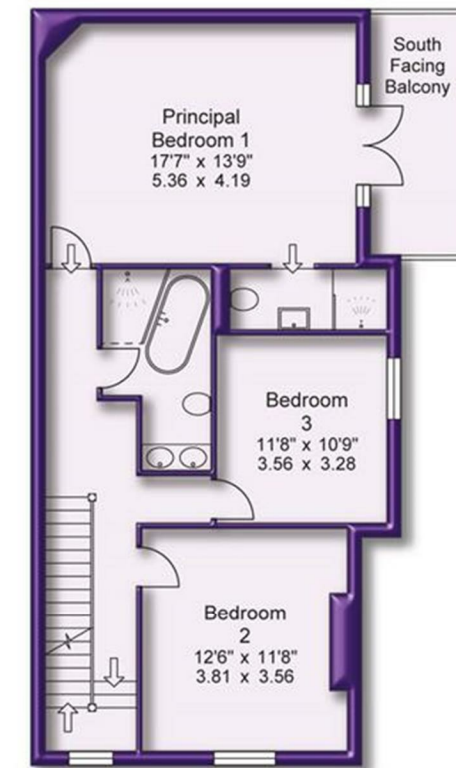


Second Floor

Approx Gross Floor Area = 2677 Sq. Feet  
= 248.6 Sq. Metres



Ground Floor



First Floor