



**GASCOIGNE
HALMAN**

THE FIRS, BOWDON, WA14

THE AREAS LEADING ESTATE AGENT



THE FIRS, BOWDON, WA14

£1,850,000

Beautifully updated Victorian semi in Old Bowdon with original features, five bedrooms, four floors, landscaped gardens, ample parking.





Beautiful Victorian Property

Spread Over Four Floors

Five Bedrooms

Three Bathroom/Shower Rooms

Three Reception Rooms

Four Large Cellar Chambers

Generous Garden

Garage And Ample Off Street Car
Parking



THE FIRS, BOWDON, WA14

DESCRIPTION

A beautifully presented Victorian semi detached family home, positioned in the highly desirable area of Old Bowdon, ideally located between Hale village and Altrincham and set in beautiful gardens, this house offers fabulous accommodation spread over four floors. The property has been updated and improved whilst still retaining a wealth of original character features to include high ceilings, some original sash windows and attractive fireplace features.

An elegant, expansive reception hallway offers a grand sense of arrival, guiding you into a magnificent, light-filled living room featuring a classic front-facing bay window. The ground floor flows effortlessly to reveal a sophisticated formal dining room and a stately drawing room, perfect for entertaining. To the rear, a beautifully proportioned breakfast kitchen and a separate utility room form the heart of the home. This rear aspect offers an exceptional footprint for a bespoke architectural extension. An expansive lower ground floor comprises four substantial cellar chambers. Offering generous ceiling heights, this versatile space presents an outstanding opportunity to create a luxury health suite, a private gymnasium, or a state-of-the-art home cinema.

On the first floor the principal bedroom suite serves as a luxurious private sanctuary, complete with a dedicated dressing room and a contemporary en-suite shower room. Two additional well-appointed double bedrooms occupy this level, served by a principal shower room and a separate guest cloakroom. The upper level hosts bedrooms four and five, offering quiet privacy and lovely elevated views.





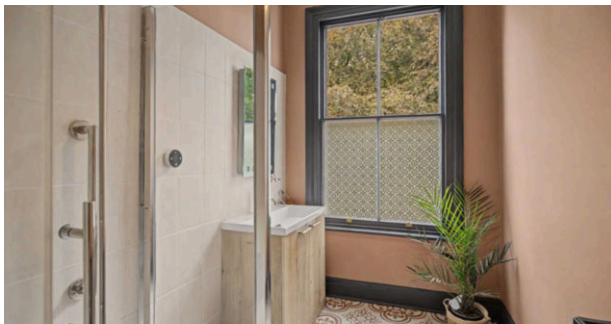


These rooms are serviced by a beautifully finished family bathroom and benefit from extensive, easily accessible eaves storage.

The property is enveloped by beautifully manicured, landscaped gardens that offer a high degree of privacy. A generous driveway provides ample secure off-road parking and leads to a detached garage.

LOCATION

The Firs is a highly regarded residential setting, characterised by a collection of handsome, large semi-detached properties, many of which have been meticulously upgraded and modernised to an exceptional standard. Positioned in a highly desirable enclave, the property sits within effortless walking distance of both Hale's fashionable, vibrant village and Altrincham's thriving, award-winning market town centre. Residents can enjoy an eclectic mix of boutique shops, artisan markets, and premium restaurants right on their doorstep. For the commuter, the location is unrivalled. The urban motorway network and Manchester International Airport are reachable within a convenient five-to-ten-minute drive, while Altrincham's regular Metrolink services provide fast, direct access straight into the heart of Manchester city centre.



TENURE

Freehold

LOCAL AUTHORITY

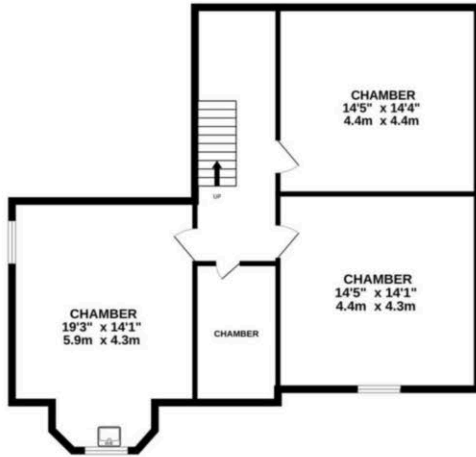
Trafford Borough Council. Tax Band G

POSTCODE

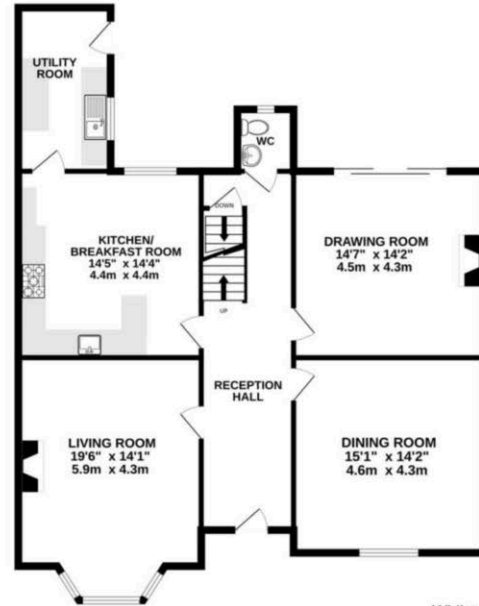
WA14 2TG

FLOORPLAN & EPC

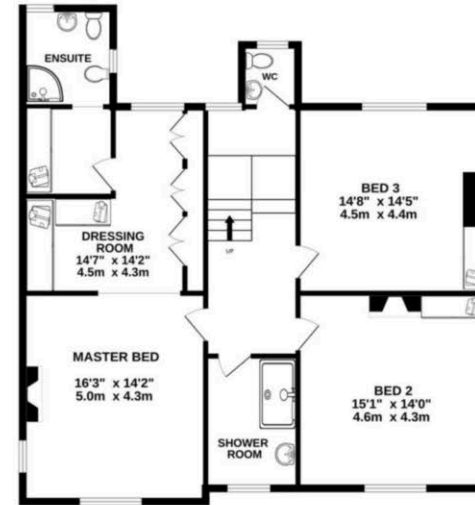
BASEMENT
896 sq.ft. (83.2 sq.m.) approx.



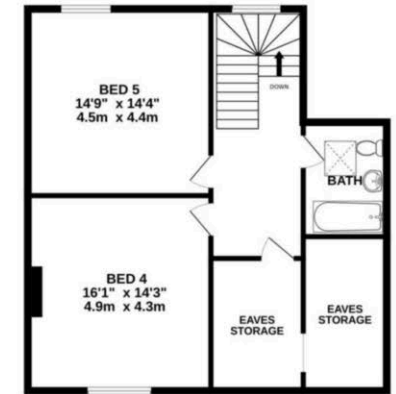
GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



1ST FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



2ND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 3951 sq.ft. (367.0 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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