



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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31 The Firs

Bowdon, Altrincham, WA14 2TF



£2,250,000

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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

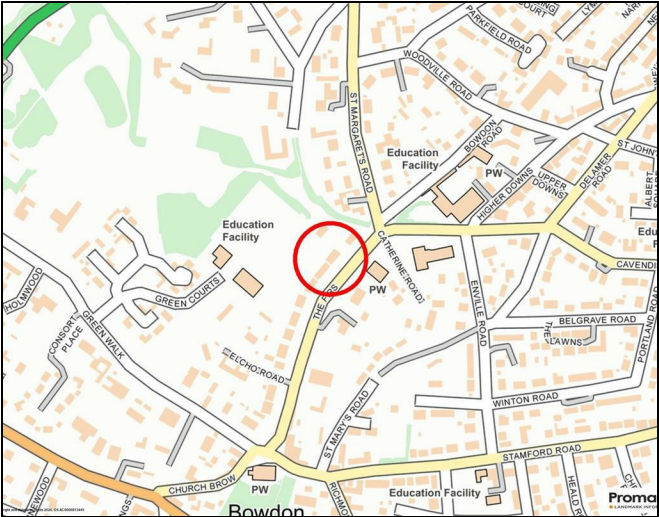
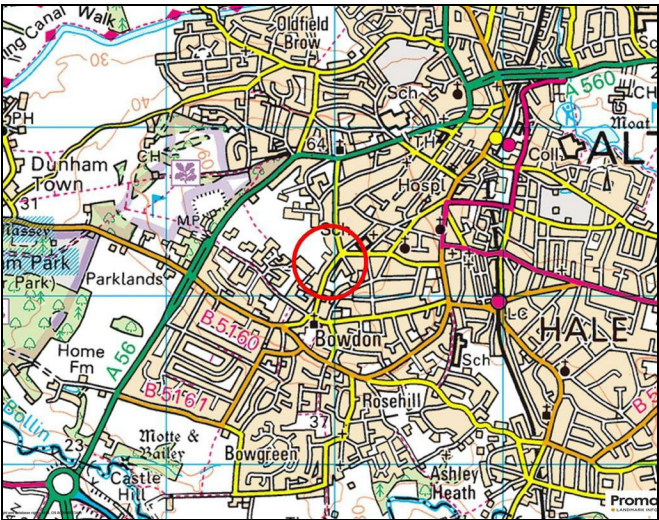
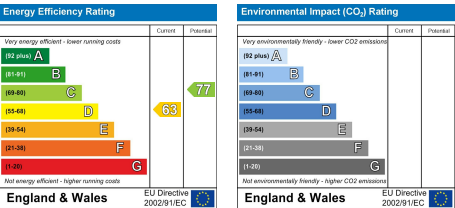


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energy efficiency

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



overview

A MAGNIFICENT DOUBLE FRONTED VICTORIAN SEMI DETACHED FAMILY HOME STANDING ON A 0.20 ACRE PRIVATE SOUTH WEST FACING GARDEN, COMPREHENSIVELY REMODELLED AND BEAUTIFULLY APPOINTED OCCUPYING ONE OF OLD BOWDON'S MOST PRESTIGIOUS RESIDENTIAL ADDRESSES. 4074SQFT

Hall. Boot Room. WC. Two Reception Rooms. 540 sq ft Open Plan Live In Dining Kitchen. Adjoining Preparation Kitchen. Lower Ground Floor Reception Room/Fifth Bedroom with En Suite. Utility. Laundry Room. Four further Double Bedrooms. Three further Bath/Shower Rooms. Driveway. Detached Double Tandem Garage. Superbly private Garden.



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 truly beautiful, remodelled, extended and improved double fronted Victorian Semi Detached family home located on The Firs, probably one of the most desirable and prestigious roads in Bowdon for a period property and standing on a wonderful, mature Garden plot extended approximately 0.20 of an acre, being South West facing and exceedingly private to both rear and front aspects.

The property has been completely remodelled with the internal layout and configuration altered to meet the needs of the modern family buyer, and blends perfectly high specification fixtures and fittings with original or reproduction period features to include high intricate ceilings, working sash windows which have been professionally refurbished with new weights, sash cords, beading, and new double glazed panes, an impressive marble fireplace to the Lounge with new log burning stove and a spindle balustrade staircase rising through the floors.

The Ground Floor is accessed via a central Hallway with Boot Room and Ground Floor WC off. There is access to Two beautifully proportioned Reception Rooms both with tall bay windows and with the main Lounge being accessed via a glazed Crittall door and window. These Rooms are in addition to the stunning, 540 square foot Open Plan Live In Dining Kitchen with two sets of Crittall French doors onto the gardens and patio, and a built in dining booth.

The Kitchen is fitted with an extensive range of units arranged around a central island unit incorporating breakfast bar. Integrated appliances by Gaggenau and Siemens include double ovens, an induction hob and a two drawer dishwasher. Open to a Second Kitchen/Food Preparation and Pantry area which is perfect for those who wish to entertain at home. Integrated wine fridges and freestanding American style fridge freezer which may be available to the incoming purchaser, subject to negotiation.

The Lower Ground Floor Converted Cellars provide a Cloaks Area, a Reception Room, or a Fifth Bedroom with En Suite Shower Room, Laundry Room and Utility.

Over the Two Upper Floors are Four further Double Bedrooms served by Three Bath/Shower Rooms, with the Principal Bedroom Suite to the First Floor extending to approximately 300 square feet, providing a beautifully proportioned Bedroom, 'His and Her' Dressing Areas and walk in wardrobes and served by a stylishly appointed En Suite.

The Guest Suite, also at First Floor, also has Bedroom, Dressing Area and En Suite facility.

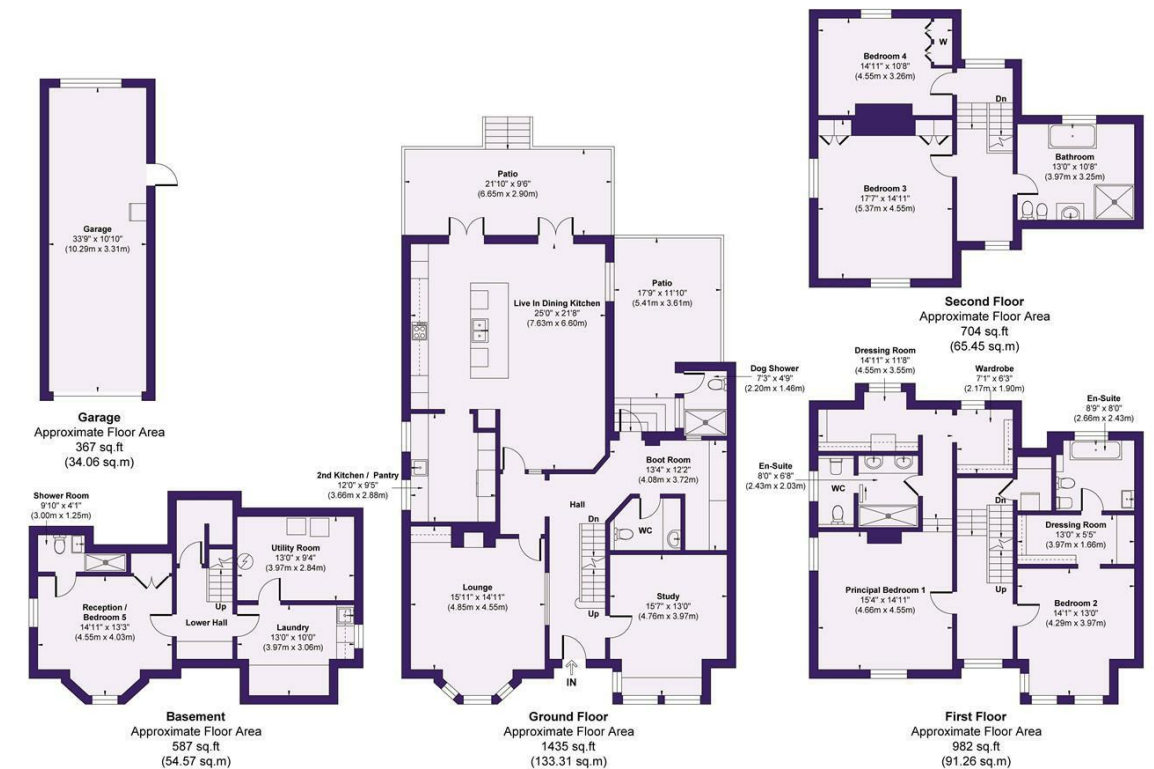
The Two Second Floor Bedrooms are superb rooms with far reaching views and are served by the spacious Family Bathroom.

Externally, the property is approached via a Driveway providing extensive off street Parking and leads to the Detached Double Tandem Garage. The front Garden is enclosed with mature trees and screening from the road.

The rear Gardens have stone paved patio areas returning across the back and down the side of the house. There is also a useful Utility/Garden Room providing a dedicated dog washing area, ideal for pet owners.

This lovely Garden setting completes this remarkable family home that really is one of the best examples of this type of property in the market.

- Freehold
- Council Tax Band G



Approx. Gross Internal Floor Area 4075 sq. ft / 378.65 sq. m (Including Garage)
Approx. Gross Internal Floor Area 3708 sq. ft / 344.59 sq. m (Excluding Garage)

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.