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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

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15 Cumberland Drive

Bowdon, Altrincham, WA14 3QP





£800,000

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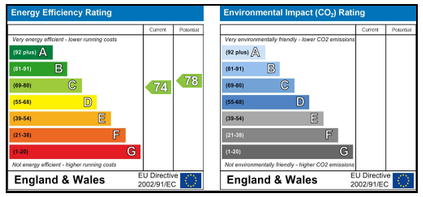
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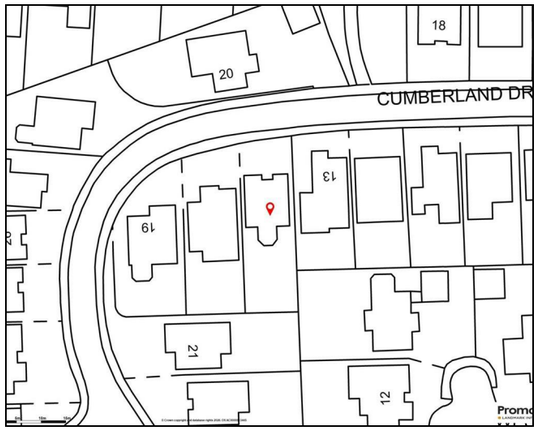
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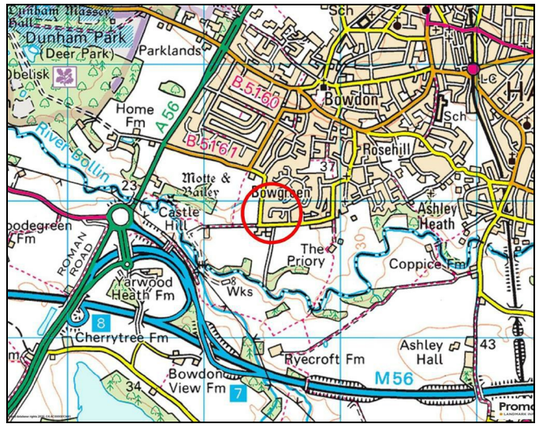
energy efficiency

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









AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.

overview

AN IMMACULATELY PRESENTED DETACHED FAMILY HOME IN A HIGHLY DESIRABLE LOCATION, WITHIN WALKING DISTANCE OF LOCAL SHOPS, BOWDON CHURCH AND THE BOLLIN SCHOOLS, AND IN CATCHMENT FOR ALTRINCHAM GRAMMAR SCHOOLS. 1744 SQFT

Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Conservatory. Four Double Bedrooms. Two Bath/Shower Rooms. Driveway. Integral Single Garage. South facing Garden. No Chain.



in detail

An attractive and well proportioned Detached property located in a highly popular area, within walking distance of both Bowdon Church and The Bollin Schools and within catchment of Altrincham Boys & Girls Grammar Schools.

The immaculately presented property extends to some 1744 square feet, providing a Hall, WC, Lounge, Dining Room, Breakfast Kitchen and Conservatory to the Ground floor and Four Double Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally, there is a Driveway providing off road Parking, returning in front of an Integral Single Garage. To the rear, there is a private lawned Garden enjoying a South facing aspect.

This property is offered for sale with no chain.

Comprising:

Recessed Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Access to useful understairs storage. Opaque window to the front elevation.

Ground Floor WC fitted with a coloured suite with wash hand basin and WC. Part tiled walls.

Lounge with window to the front elevation. Impressive gas living flame, coal fireplace. Coved ceiling.

Dining Room with window to the rear elevation enjoying views over the gardens. Coved ceiling.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a double oven, four ring gas hob with extractor fan over, fridge, freezer and dishwasher. There is space and plumbing for a washing machine and tumble dryer. Window to the rear elevation enjoying views over the gardens and a door provides access to the same.

Sliding doors lead to a Conservatory with vaulted ceiling and doors and windows overlook and provide access to the gardens to the rear.

To the First Floor Landing there is access to Four Bedrooms served by Two Bath/Shower Rooms. Built in airing cupboard. Built in walk in storage cupboard. Loft access point.

Bedroom One with window to the rear elevation, enjoying views over the gardens. Built in wardrobes providing excellent hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a coloured suite providing an enclosed shower cubicle with thermostatic shower and glazed door, wash hand basin with storage below and WC. Tiling to the walls. Inset mirror. Opaque window to the side elevation.

Bedroom Two with window to the rear elevation enjoying views over the gardens. Built in wardrobe providing excellent storage space.

Bedroom Three with window to the front elevation. Built in wardrobes providing excellent storage.

Bedroom Four with attractive sloping ceilings with two inset Velux windows and an additional window to the front elevation. This room is utilised as a Home Office with built in furniture.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin with built in storage below and WC. Built in linen cupboard. Built in storage cupboard. Opaque window to the front elevation. Tiling to the walls. Inset mirror.

Externally, there is a paved Driveway providing off road Parking for two cars and a lawned garden frontage with plants, shrubs and trees.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the conservatory. Beyond the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees, affording a high degree of privacy enclosed within timber fencing.

The Garden is South facing, therefore enjoys a sunny aspect.

This property is offered for sale with no chain.

- Freehold
- Council Tax Band F

Approx Gross Floor Area = 1744 Sq. Feet
= 162.1 Sq. Metres

