



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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31, Green Courts Green Walk

Bowdon, Altrincham, WA14 2SR



£1,595,000

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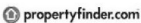


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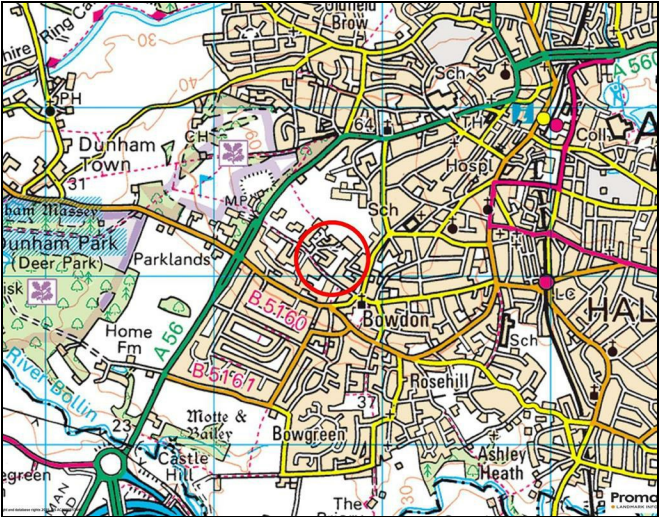
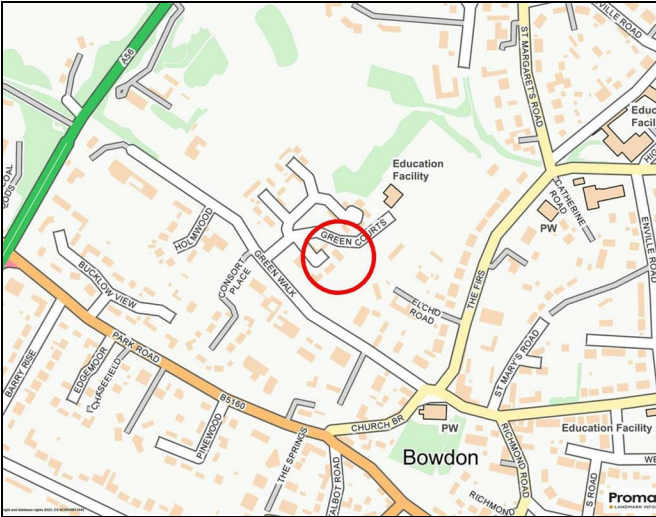
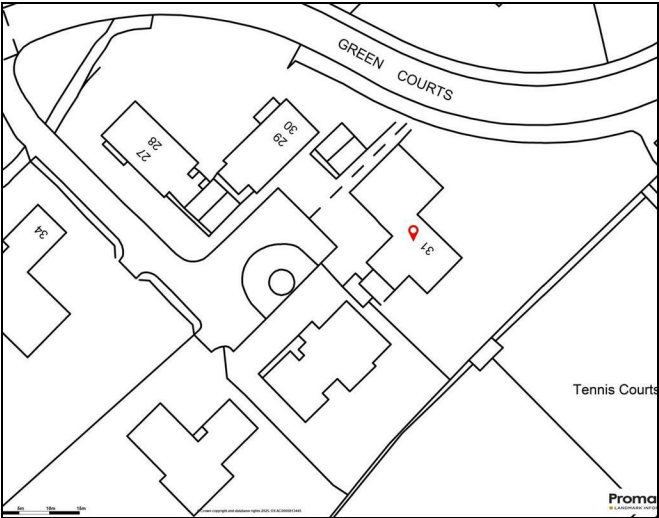
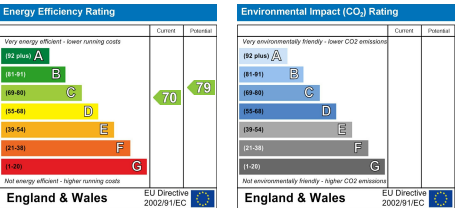


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energy efficiency

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



overview

A SUPERBLY PROPORTIONED, EXTENDED AND IMPROVED DETACHED FAMILY HOME STANDING ON A WONDERFUL 0.34 ACRE GARDEN PLOT ENJOYING A DESIRABLE CUL-DE-SAC POSITION WITHIN EASY REACH OF HALE AND ALTRINCHAM CENTRES AND EXCELLENT SCHOOLS. 4013sqft.

Porch. Hall. Cloaks. WC. Lounge. Dining Room. 550 square foot Family Living Room. Live In Breakfast Kitchen. Second Kitchen. Seven Bedrooms. Three Bath/Showers. Driveway. Double Garage. Car Port. Gardens. Garden Room.



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.

An impressively proportioned, extended and improved Detached family home located on this peaceful cul de sac on this desirable development, positioned off Green Walk in Bowdon and right on the edge of the green open space of The Devisdale.

The property stands on a wonderful, mature Garden plot extending to 0.34 of an acre wrapping around the house and therefore enjoying sun throughout the day and affording a high degree of privacy.

The Ground Floor is arranged off a large Hall where there is a Cloaks Area and WC.

There is also the 550 square foot Family Living Room with windows and patio doors giving access to and enjoying aspects of the gardens. This also incorporates a Second Kitchen, which is part of the self-contained living space.

Externally, a block paved Driveway provides extensive Parking and leads to the Integral Garage, in addition to a Car Port with adjacent Garden Store. There is also Parking space at the rear of the property.

This wonderful Garden plot completes a fantastic family home in a first class location.

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