



Gaddum Road, Bowdon, WA14
Asking Price of £1,100,000



Property Features

- Detached Four Bedroom Family Home
- Chain Free Sale
- Over 2700 sq ft of Living Space
- Open Plan Kitchen-Diner and Three Reception Rooms
- Off Road Parking and Integrated Garage
- Home Office In Garden
- Private Rear Garden
- Scope for Extension
- Highly Sought-after Location
- Within Catchment of Trafford's Schools



Full Description

A substantial four-bedroom detached family home, offered to the market with no onward chain. Extending to over 2,700 sq ft, the property is situated in a highly sought-after location within the catchment area for Trafford's outstanding schools.

The ground floor comprises a spacious open-plan kitchen/dining room, three reception rooms, a large conservatory, and a downstairs shower room. There is also an integrated garage and off-road parking.

To the first floor are four generous bedrooms, including a master suite with a dressing room and en-suite shower room, together with a family bathroom.

Externally, the property benefits from a private rear garden with a detached home office/summer house. The generous plot also offers scope to extend, subject to the necessary planning permissions.

Ideally located close to local amenities, excellent transport links, and highly regarded schools, this property presents an excellent opportunity to acquire a spacious family home in one of the area's most desirable locations.

ENTRANCE HALL

The light and spacious entrance hall, accessed via the enclosed porch, features engineered wood flooring and provides access to the downstairs shower room, morning room, dining room, and lounge. The hallway also benefits from a useful under-stair storage cupboard and a carpeted staircase leading to the first-floor accommodation, with two large windows flooding the space with natural light.



DOWNSTAIRS SHOWER ROOM

9' 6" x 6' 6" (2.9m x 2.00m)

The convenient downstairs shower room features a pedestal wash basin, a low-level WC, a walk-in tiled shower with a chrome thermostatic shower system, LVT flooring, a central ceiling-mounted light fitting, and a single panel radiator.



LOUNGE

16' 4" x 15' 5" (5.00m x 4.70m)

The bright and spacious lounge features a front aspect uPVC double-glazed window, two side aspect uPVC double-glazed windows, and sliding doors opening into the conservatory. Additional features include carpeted flooring, a double-panel radiator, two wall-mounted uplights, and a gas fireplace with decorative surround and hearth.



DINING ROOM

12' 0" x 11' 8" (3.68m x 3.56m)

The dining room can be accessed from both the entrance hall and the lounge via double doors, creating a flexible layout for everyday living and entertaining. A uPVC double-glazed window overlooks the conservatory, while additional features include carpeted flooring, two wall-mounted uplighters, and a single panel radiator.



KITCHEN/DINER

21' 3" x 13' 1" (6.48m x 4.00m)

The spacious kitchen/diner forms the heart of the home, providing an excellent space for both everyday family living and entertaining. The room enjoys seamless access to the conservatory via uPVC sliding patio doors and to the rear garden through uPVC five-panel bi-fold doors, allowing an abundance of natural light to flood the space.

The dining area is finished with engineered wood flooring, while the kitchen benefits from practical tiled flooring. The kitchen is fitted with a comprehensive range of matching base and wall units, complemented by black granite work surfaces and an inset one-and-a-half bowl sink with drainer. Integrated appliances include a double fridge, double oven, four-ring gas hob with a stainless steel extractor hood over, microwave, and dishwasher.

Additional features include recessed spotlights, a double-panel radiator, and internal access to both the utility room and the morning room.

MORNING ROOM

12' 7" x 10' 5" (3.85m x 3.18m)

The morning room can be accessed from both the entrance hall and the kitchen/diner, providing a versatile additional reception space. Features include engineered wood flooring, a multi-directional spotlight fitting, and a double-panel radiator.



UTILITY ROOM

9' 2" x 6' 2" (2.80m x 1.88m)

The utility room can be accessed from both the kitchen/diner and the garage. It features a side aspect frosted uPVC double-glazed window, tiled flooring, space and plumbing for a washing machine and tumble dryer, floor-to-ceiling storage cabinets along one wall, and additional under-counter cupboards with a work surface incorporating a recessed stainless steel sink. Further features include a pendant light fitting and a white heated towel rail.



CONSERVATORY

21' 9" x 11' 2" (6.65m x 3.41m)

The spacious conservatory can be accessed from both the kitchen/diner and the lounge, providing a versatile additional reception space. Enjoying views over the rear garden, it features uPVC double-glazed windows to the rear and side aspects, a glazed uPVC roof, carpeted flooring, a double-panel radiator, and uPVC French doors opening onto the rear garden.



MASTER BEDROOM

19' 11" x 14' 9" (6.09m x 4.50m)

The master bedroom is located to the rear of the property and benefits from rear and side aspect uPVC double-glazed windows, which flood the room with natural light while overlooking the rear garden. The room also enjoys the convenience of a dressing room and an en-suite bathroom. Additional features include carpeted flooring, recessed spotlights, and a double-panel radiator.



DRESSING ROOM

13' 2" x 6' 2" (4.03m x 1.90m)

The dressing room is conveniently located adjacent to the master bedroom and provides a practical space for clothing storage and dressing. It features side and rear aspect uPVC double-glazed frosted windows, carpeted flooring, recessed spotlights, and a double-panel radiator.



EN SUITE

7' 10" x 5' 6" (2.40m x 1.70m)

The en-suite bathroom, accessed directly from the principal bedroom, is fitted with a low-level WC, a hand-wash basin incorporated into a vanity unit, and a panelled bath with a thermostatic shower over and a glazed shower screen. Additional features include part-tiled walls, tiled flooring, recessed spotlights, and a heated towel rail.



BEDROOM TWO

17' 3" x 14' 7" (5.28m x 4.47m)

This bright and spacious double bedroom benefits from a front aspect uPVC double-glazed window, two side aspect uPVC double-glazed windows, and a rear aspect uPVC double-glazed window, flooding the room with natural light. Additional features include carpeted flooring, a single-panel radiator, two pendant light fittings, and a range of fitted wardrobes with matching bedside furniture.



BEDROOM THREE

12' 4" x 11' 6" (3.77m x 3.52m)

Bedroom Three is another well-proportioned double bedroom, featuring a rear aspect uPVC double-glazed window that fills the room with natural light. Additional features include carpeted flooring, a single-panel radiator, and a pendant light fitting.



BEDROOM FOUR

16' 8" x 9' 2" (5.09m x 2.8m)

Bedroom Four benefits from a front aspect uPVC double-glazed window and a side aspect uPVC double-glazed frosted window, allowing plenty of natural light while maintaining privacy. Additional features include carpeted flooring, recessed spotlights, and a double-panel radiator.



BATHROOM

7' 4" x 7' 10" (2.26m x 2.41m)

The family bathroom benefits from a front aspect uPVC double-glazed frosted window and is fitted with a hand wash basin incorporated into a vanity unit, a panelled bath, and a separate glazed shower cubicle with a thermostatic shower. Additional features include part-tiled walls, tiled flooring, recessed spotlights, and a heated towel rail.



WC

5' 3" x 3' 8" (1.61m x 1.14m)

The first-floor WC is conveniently located off the landing, adjacent to the staircase. It benefits from a side aspect uPVC double-glazed frosted window fitted with a roller blind and is fitted with a low-level WC and a pedestal hand wash basin. Additional features include tiled flooring, part-tiled walls, and a ceiling-mounted light fitting.



EXTERNAL

Occupying a substantial plot, the property enjoys generous front and rear gardens, offering excellent outdoor space for both families and those who enjoy entertaining.

Accessed from Gaddum Road, the front of the property features a block-paved driveway providing off-road parking for up to three vehicles and access to the integral garage. Adjacent to the driveway is a well-maintained lawn, while the front garden is enclosed by timber panel fencing to both sides and a low-level brick wall to the front, complemented by mature hedging and established shrubs. Mature trees, bushes, and planting to the boundaries create an attractive and private setting.

A gated side return provides convenient access to the rear garden.

The impressive rear garden is predominantly laid to lawn and begins with a generous paved patio, creating the ideal space for outdoor dining and entertaining. Enclosed on three sides by timber panel fencing and bordered by mature hedging, trees, and established shrubs, the garden offers a high degree of privacy. A substantial summer house, currently utilised as a home office, completes this exceptional outdoor space.

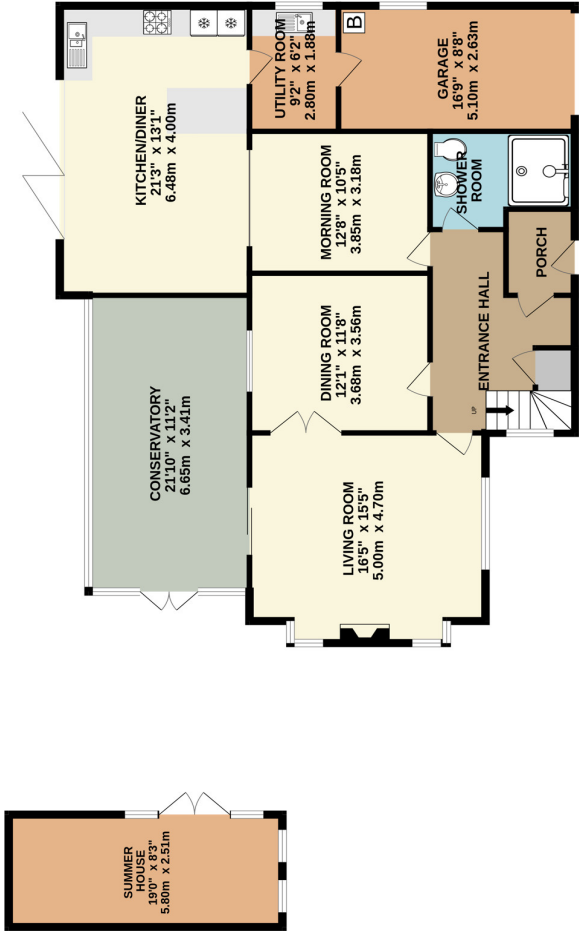
GARAGE

16' 8" x 8' 7" (5.10m x 2.63m)

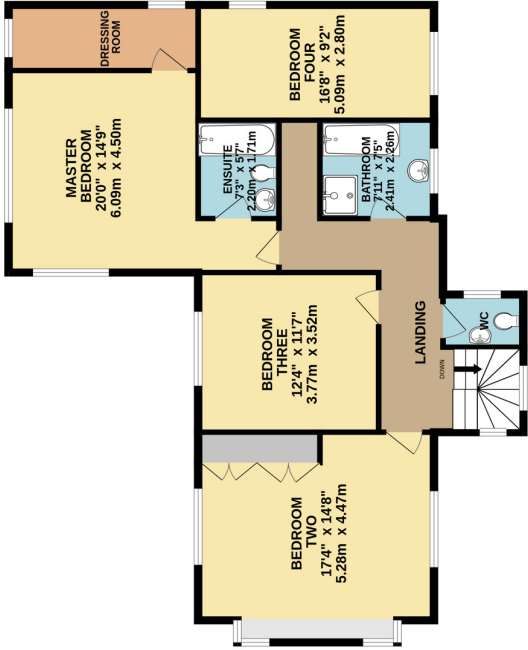
The integral garage is accessed via an up-and-over door from the front of the property and an internal door from the utility room. Providing a practical space for secure parking or additional storage, the garage benefits from a side aspect uPVC double-glazed window and houses the boiler, consumer unit, and Megaflo hot water cylinder. Additional features include a pendant light fitting.



GROUND FLOOR
1630 sq.ft. (151.4 sq.m.) approx.



1ST FLOOR
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA : 2713 sq.ft. (252.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. When was this property constructed?** The vendor believes the property was built in around 1960.
- 2. How long has the owner lived at this property?** The current owner's parents purchased this house in 1969, he then purchased from them in 2010. The house is now being sold as the owners children are grown up and the owner is downsizing. The owner will not be buying an onward purchase when this property is sold.
- 3. Has the owner structurally altered the property in recent years?** Yes, the current owner extended the house in around 2010. A substantial double storey side and rear extension was added creating the open-plan kitchen diner to the rear, adding the utility room to the ground floor, the master bedroom, dressing room and shower room to the first floor and the fourth bedroom to the first floor. These works were all approved by Trafford Council and the owner holds the documentation.
- 4. When was the boiler fitted and when was this last serviced?** The boiler was fitted in 2010, it has been serviced annually by British Gas.
- 5. Which items will be included in the sale price?** The owner has confirmed that the following will be included in the sale price: The fridge-freezer, microwave, dishwasher, oven, washing machine, tumble dryer, all blinds and curtains, all light fittings and the home office in the garden.
- 6. Which are the current owners favourite aspects of the property?** The current owner has very much enjoyed working from the home office in the garden which is well insulated and offers a peaceful place to focus. The owner has also loved the mature, private garden which has been well used by his family. Finally the owner has found this location to be very convenient within easy reach of several sought after schools, the amenities and transport links in Altrincham and Hale and is a quiet neighbourhood.
- 7. Will there be a chain connected to this sale?** No, the house is sold chain free, the owner can vacate at the convenience of a buyer.
- 8. Who lives in the neighbouring houses?** Both houses are owner-occupier families. They are both quiet and friendly.
- 9. Does the house offer loft storage space?** Yes, the loft space is boarded with standing room in the middle. This is fitted with a pull-down ladder and a light. There is also the garage which offers lots of useful storage space.