



THE COACH HOUSE 67A LANGHAM ROAD | BOWDON

£645,000

NO ONWARD CHAIN

An individual semi-detached coach house positioned in a courtyard setting and within the Bowdon Conservation Area. Approximately 2,064 sqft (192 sqm). The accommodation briefly comprises recessed porch, entrance vestibule, sitting room, dining room, kitchen, study/bedroom three, cloakroom/WC, primary bedroom with en suite bathroom/WC, additional double bedroom and bathroom/WC with separate shower enclosure. Gas fired central heating and double glazing. Attached double garage. South westerly facing stone paved terrace.

POSTCODE: WA14 3NT

DESCRIPTION

The Coach House presents an excellent opportunity to acquire and refurbish a distinctive semi-detached period house positioned in a highly regarded location. Situated on the southerly side of Langham Road and within the Bowdon Conservation Area, the property occupies a setting where the heritage and architectural character of the period are protected. Importantly, the property offers generous accommodation together with considerable scope for sympathetic improvement and modernisation.

Approached via a charming cobbled driveway, the architectural character of the property is immediately apparent with timber-framed double glazing, stained glass windows, revealed beams and exposed brick walls, all of which contribute to its considerable appeal.

A recessed porch opens into an entrance vestibule with spacious dining room beyond which forms a central reception area with traditional-style fireplace. The adjacent fitted kitchen is conveniently positioned and a concealed staircase leads up to a large study or additional bedroom, offering flexibility for family living, home working or guest accommodation. An inner hall provides access to the generous sitting room, where a marble fireplace surround creates an elegant focal point and completing the ground floor is a cloakroom with separate WC.

At first-floor level, the superbly proportioned primary bedroom incorporates fitted wardrobes and an en-suite bathroom/WC. A further double bedroom with dual aspect is served by the bathroom/WC with dedicated shower enclosure.

Externally, the property benefits from an attached double garage and a south-westerly facing stone-paved terrace which is ideal for enjoying the afternoon and evening sun.

The shopping centre of Altrincham lies less than one mile distance and includes the highly popular Market Hall, home to a variety of independent retailers and informal dining establishments. Altrincham Metrolink station provides regular commuter services into Manchester, whilst the property is also ideally positioned for access to the surrounding motorway network. Approximately one mile to the east is the fashionable village of Hale, offering an excellent selection of restaurants, wine bars and boutique shops.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Hardwood panelled front door. Tiled floor.

ENTRANCE VESTIBULE

Two timber framed stained glass/double glazed transom lights.

DINING ROOM

17'3" x 13'4" (5.26m x 4.06m)

Period fireplace surround with cast iron insert and tiled hearth. Tall timber framed double glazed windows with stained glass top lights. Timber framed double glazed windows with decorative stained glass. Two radiators. Concealed spindle balustrade staircase to:

STUDY/BEDROOM THREE

15'10" x 10'8" (4.83m x 3.25m)

Timber framed double glazed window. Timber framed window. Recessed low-voltage lighting. Radiator.

KITCHEN

14'11" x 8' (4.55m x 2.44m)

Fitted with a range of matching wall and base units beneath natural wood work-surfaces and inset 1 ½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric oven and four ring ceramic hob with chimney cooker hood above. Recess for a fridge, freezer, dishwasher and automatic washing machine. Timber framed double glazed window. Timber framed double glazed window with decorative stained glass. Recessed low-voltage lighting. Radiator.

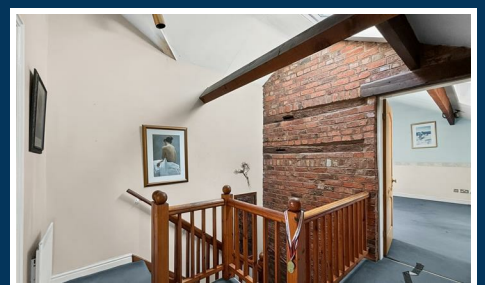
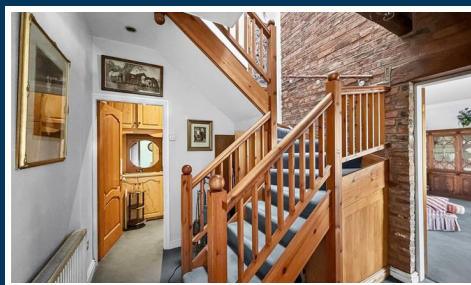
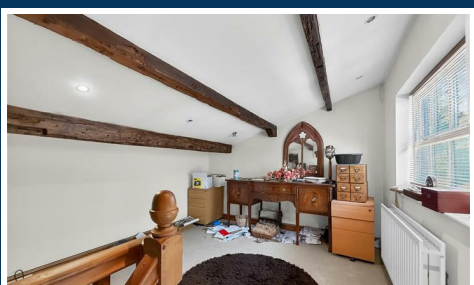
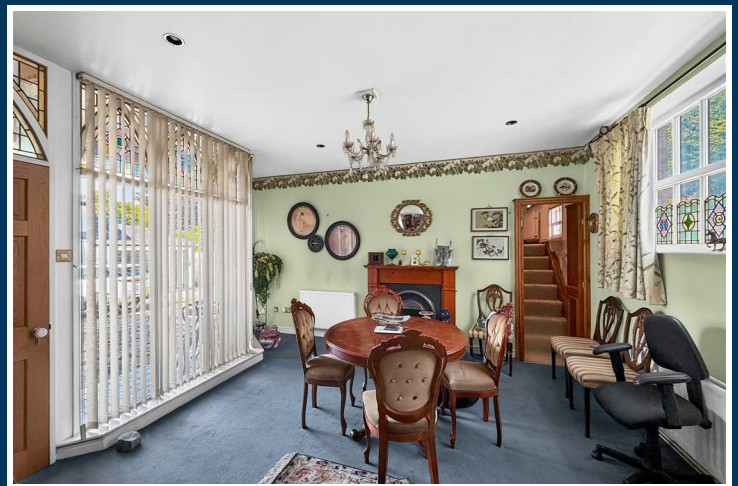
INNER HALL

Spindle balustrade staircase to the first floor. Under-stair storage cupboard. Radiator.

SITTING ROOM

17'8" x 16'2" (5.38m x 4.93m)

Marble fireplace surround with polished granite insert and hearth. Three timber framed double glazed windows. Cornice. Four radiators.



CLOAKROOM

6' x 5'7" (1.83m x 1.70m)

Vanity wash basin with cupboards above and fitted closet with hanging rail. Radiator.

WC

Low-level WC.

FIRST FLOOR

LANDING

Spindle balustrade. Double glazed roof window.

BEDROOM ONE

17'9" x 16'2" (5.41m x 4.93m)

Fitted with a six door range of wardrobes containing hanging rails, shelving and drawers. matching twin pedestal dressing table. Timber framed double glazed French windows to a timber framed balcony. Two double glazed roof lights. Two radiators.

EN SUITE BATHROOM/WC

9'9" x 5'5" (2.97m x 1.65m)

Fitted with a suite comprising panelled bath with thermostatic shower and screen above, pedestal wash basin, low-level WC and bidet with mixer tap, all set within tiled surrounds. Double glazed roof light. Heated towel rail.

BEDROOM TWO

17'7" x 13'4" (5.36m x 4.06m)

Timber framed double glazed window. PVCu double glazed window. Double glazed roof light. Radiator.

BATHROOM/WC

14'10" x 7'6" (4.52m x 2.29m)

Fitted with a suite comprising panelled bath with mixer tap, pedestal wash basin with mixer tap, low-level WC and bidet with mixer tap. Tiled enclosure with thermostatic shower. Timber framed double glazed window. Double glazed roof light. Tiled walls. Heated towel rail.

OUTSIDE

ATTACHED GARAGE

17'3" x 15'10" (5.26m x 4.83m)

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

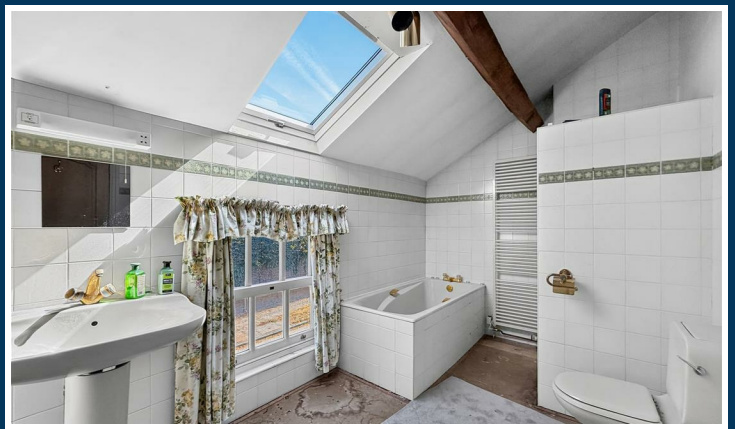
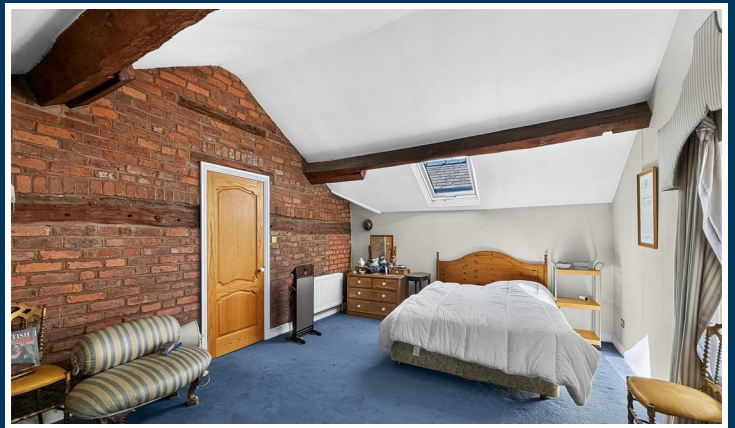
COUNCIL TAX

Band F.

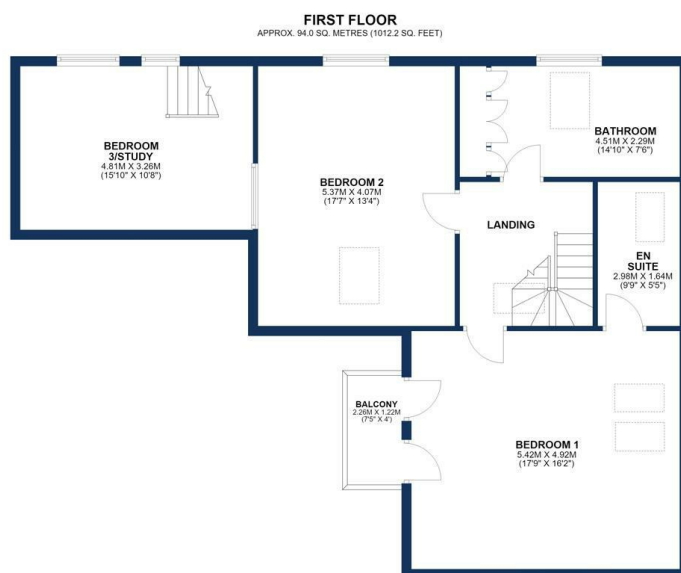
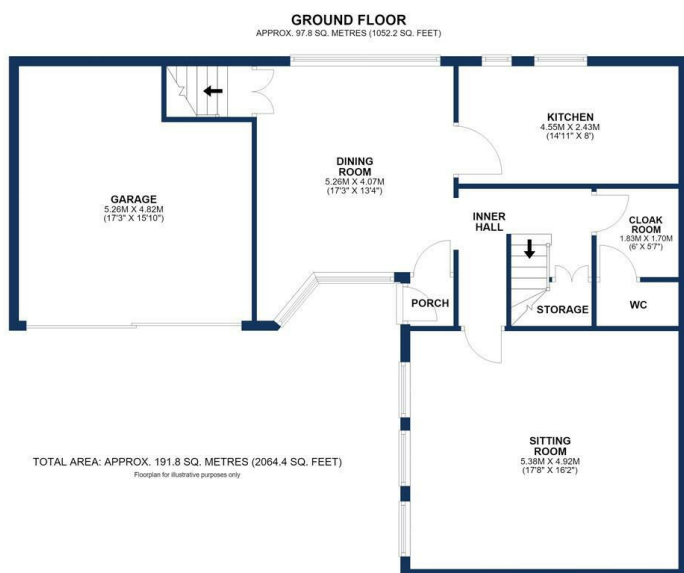
NOTE

We are informed the driveway is owned by the adjoining property with access rights for The Coach House and this should be verified by your Solicitor.

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TOTAL AREA: APPROX. 191.8 SQ. METRES (2064.4 SQ. FEET)
Floorplan for illustrative purposes only



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