



**Apsley Grove, Bowdon, WA14**  
**Offers in the Region of £925,000**



# Property Features

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- Five Bedroom Detached House
- Generous Plot
- Off-Road Parking for Two Vehicles
- Integrated Garage
- Chain Free Sale
- Downstairs WC and Seperate Utility Room
- Double Glazed Throughout
- En Suite to Master Bedroom
- Catchment Area for Trafford Schools
- Scope for Extension

## Full Description

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A well-proportioned detached five-bedroom family home, offering off-road parking and an integrated garage. This property is conveniently located for access to the amenities offering in Altrincham and Hale, and within walking distance of a number of sought after schools.

The property benefits from an established garden to three sides. The dining room, lounge and entrance hall are fitted with solid wood parquet flooring; the kitchen is finished to a high standard with tiled flooring and granite worktops; the house has been a much-loved family home and is only being sold as the current owners are downsizing.

This property is sold without an onward chain and offers scope for extension to the side and rear, if desired (subject to local authority approval).



## ENTRANCE HALL

A recessed front door leads to the entrance hall which is fitted with parquet flooring; a pendant light fitting; a double-panel radiator and doors leading to the lounge, kitchen-breakfast room and downstairs WC. From this room a balustrade staircase also leads to the first-floor accommodation.



## LOUNGE

**17' 9" x 12' 3" (5.43m x 3.75m)**

The lounge is accessed from the entrance hall, with an additional door leading to the dining room. This room offers parquet flooring; two uPVC double-glazed windows to the front aspect and one to the side aspect, fitted with roman blinds; two wall-mounted light fittings; a solid fuel Baxi fire with decorative stone surround and television and telephone points.



## KITCHEN/BREAKFAST ROOM

**14' 11" x 11' 7" (4.55m x 3.55m)**

The kitchen-breakfast room is fitted with tiled flooring, with underfloor heating; recessed spotlighting; and two uPVC double-glazed windows overlooking the rear garden. From this room one can access the dining room, entrance hall and utility room. The kitchen is fitted with a range of matching base and eye-level storage units with granite worktops over. The kitchen also offers a recessed double Belfast sink; a four-ring gas hob with stainless steel extractor hood over; an integrated dishwasher; fridge-freezer; double oven and microwave oven.



## DINING ROOM

11' 5" x 11' 3" (3.50m x 3.44m)

The dining room is located to the rear of the property with French doors leading to the rear garden. This room is accessed from the lounge and kitchen-breakfast room. The dining room offers parquet flooring; a pendant light fitting; a double panel radiator; two uPVC double glazed windows to the rear aspect and further window to the side aspect.



## DOWNSTAIRS WC

Located off the entrance hall this convenient WC offers a uPVC double-glazed frosted glass window to the front aspect; a low-level WC; a wall-mounted hand wash basin; an extractor fan and a single panel radiator.

## MASTER BEDROOM

16' 10" x 12' 5" (5.15m x 3.81m)

The master bedroom is located off the first-floor landing with two uPVC double-glazed windows to the rear aspect, fitted with roller blinds and curtains. This bedroom offers two fitted wardrobes; carpeted flooring; two single panel radiators; loft access hatch; a pendant light fitting and a door leading to the en suite bathroom.



## ENSUITE

The en suite to the master bedroom is a modern bathroom fitted with a panelled bath; a walk-in shower with a chrome thermostatic shower system over; a low-level WC; a wall-mounted hand wash basin with storage under; a wall-mounted chrome heated towel rail; LVT wood effect flooring; fully tiled walls; a mirror-fronted wall-mounted cabinet over the sink; and recessed spotlighting.



## SECOND BEDROOM

11' 8" x 10' 7" (3.56m x 3.23m)

The second bedroom offers uPVC double-glazed windows to the rear and side aspects, fitted with roller blinds and curtains. This room offers a recessed storage cupboard; carpeted flooring; a pendant light fitting; and a double panel radiator.



## THIRD BEDROOM

11' 10" x 8' 0" (3.63m x 2.46m)

The third double bedroom benefits from uPVC double-glazed windows to the front and side aspect; the front window is fitted with plantation shutters and the side window with a roller blind. This bedroom offers recessed wardrobes; carpeted flooring; a pendant light fitting and a double panel radiator.



## FOURTH BEDROOM

8' 9" x 7' 6" (2.69m x 2.30m)

The fourth bedroom offers a uPVC double-glazed window to the front aspect, fitted with plantation shutters. This room benefits from a recessed wardrobe; carpeted flooring and a pendant light fitting.



## FIFTH BEDROOM

7' 11" x 7' 10" (2.42m x 2.40m)

The fifth bedroom has most recently been utilised as a home office, it has therefore been fitted with a wall-to-wall storage unit with shelving and cupboards. This could easily be removed if the room were to be utilised as a child's bedroom. This room offers a uPVC double-glazed window to the front aspect, fitted with plantation shutters; a single panel radiator; carpeted flooring and a wall-mounted light fitting.



## BATHROOM

10' 5" x 6' 3" (3.19m x 1.91m)

The family bathroom is located off the first-floor landing with a uPVC double-glazed window to the rear aspect, fitted with horizontal blinds. The bathroom is fitted with a walk-in shower cubicle with chrome thermostatic shower system; a low-level WC; a pedestal hand wash basin; a wall-mounted heated towel rail and radiator; a large airing cupboard; part-tiled walls; tiled flooring and recessed spotlighting.



## GARAGE

17' 8" x 9' 0" (5.40m x 2.75m)

The garage is accessed via a door from the utility room and via an up-and-over garage door to the front drive. The garage could easily be converted into a home office or additional reception room. At present, the garage is used as a convenient storage space.



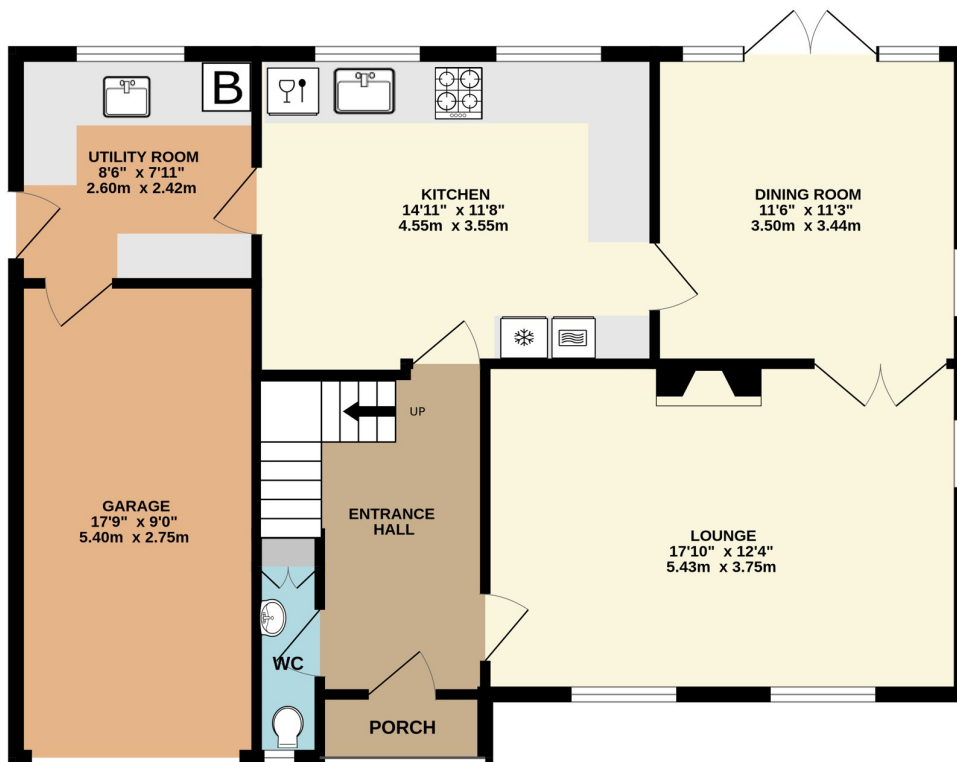
## EXTERNAL

To the front of the property lies a paved drive allowing off-road parking for two vehicles. This could be extended across the front of the property to allow for further off-road parking if required. Adjacent to the drive is a good sized lawned front garden enclosed to the front aspect by a low-level wall and with well-stocked borders. From the front garden one can access the rear of the house via timber gates to either side of the property.

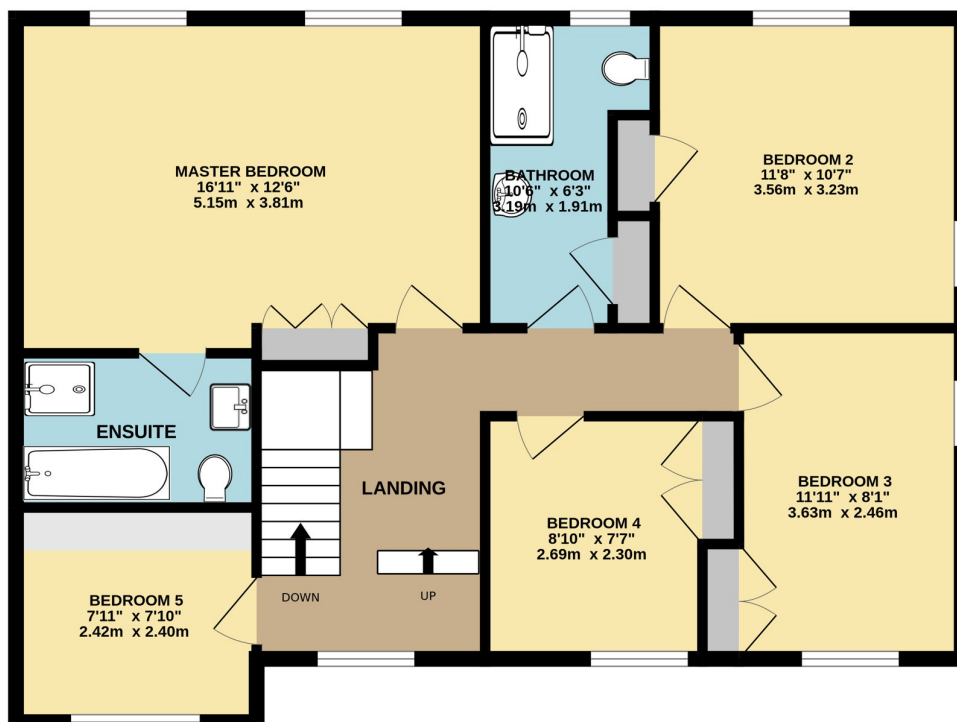


To the rear of the property lies a generous garden which extends to the side of the property. The garden can be reached via French doors from the dining room or via the side door from the utility room. The rear garden offers a paved dining area, a large lawned area and borders stocked with an array of established shrubs and small trees. The rear garden is enclosed on two sides by timber panelled fencing and the third with a dense Laurel hedge.

GROUND FLOOR  
882 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR  
867 sq.ft. (80.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1749 sq.ft. (162.5 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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# COMMON QUESTIONS

- 1. When was this property constructed?** The vendors have advised the house was built in around 1960.
- 2. When did the current owners purchase this property?** The current owners have lived in this house since 1996.
- 3. Is this property sold freehold or leasehold?** The current owner has confirmed the house is sold freehold, your legal adviser can confirm this.
- 4. Have the current owners carried out any structural alterations to the house?** Yes, in 2000 the owners created a double storey side extension and added a front porch. This extension encompasses the extension of the master bedroom, the addition of the en suite bathroom, the fifth bedroom, garage and utility room. At this time the roof was also replaced. These works were approved by Trafford Council and the owner hold all relevant documentation.
- 5. Will the sale be subject to an onward purchase?** No, this is a chain free sale, the owners have secured an onward purchase and can complete a sale on this as soon as a buyer is able to do so.
- 6. Which items do the owners intend to include in the sale price?** The owners are happy to include all curtains, blinds, plantation shutters, light fittings and the integrated white goods in the kitchen in the sale price.
- 7. Which are the current owners favourite aspects of this house?** The current owners have most enjoyed the generous south-east facing garden and privacy offered by this corner plot. They have also enjoyed this family friendly and very quiet cul-de-sac location and said all the neighbours are lovely. They have found this a very well proportioned family home, and they enjoyed being a short walk to Altrincham and Hale town centres and to the local schools.
- 8. Has the boiler been serviced in recent years?** Yes, the vendors have had the boiler serviced annually. The boiler is covered by a British gas service contract.
- 9. Why are the current owners selling this property?** The current owners are now downsizing, they have purchased a new home and this house is sold chain free.
- 10. Is there access to the loft, and is it boarded?** Yes, the loft is boarded for storage and includes a pull-down ladder.