



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

3 Ashworth Close

Bowdon, Altrincham, Cheshire, WA14 3AG



£1,550,000

www.watersons.net

www.watersons.net





HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

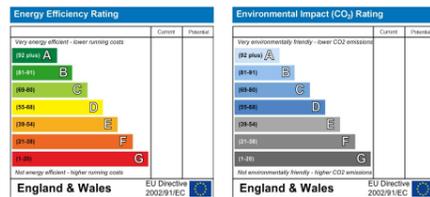


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A STUNNING, COMPREHENSIVELY REMODELLED, UPDATED AND EXTENDED DETACHED FAMILY HOME, LOCATED ON A PEACEFUL CUL DE SAC IDEALLY LOCATED FOR EXCELLENT LOCAL SCHOOLS AND AMENITIES. 3489sqft

Hall. GFWC. Lounge. Study. Gym. 820sqft Live In Dining Kitchen. Utility. GFWC. Five Double Bedrooms. Three Bath/Shower Rooms. Driveway. Detached Single Garage. South Facing Garden.



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

in detail

A beautifully presented, comprehensively remodelled, updated, extended and improved Detached family home, positioned at the head of this peaceful cul de sac, located within a few minutes walk of the Bollin and Bowdon Church Primary Schools, and within walking distance of local convenience shops and Bollin Valley walks.

The property offers stylishly presented family living space arranged over Two Floors extending to 3489 square feet and has been cleverly designed, maximising the South facing front Garden aspect.

The property is superbly appointed with high specification kitchen and bathroom fittings and offers Three Reception Rooms to the Ground Floor, utilised as a Lounge, Home Study and Gym, in addition to a fantastic 820 square foot open plan Family Living Room and Dining Kitchen with folding doors onto the gardens.

To the First Floor are Five Bedrooms and Three stylishly appointed Bath/Shower Rooms with Principal and Guest Bedroom Suites, each with a Dressing Room and En Suite facility. The Principal Bedroom in particular also enjoys a South facing Balcony overlooking the garden.

Externally, a Driveway provides extensive off street Parking, leading to the large Detached Single Garage. The Garden to the front is a usable private Garden space enjoying the South facing aspect and has a large patio access via the bi fold doors from the Live In Dining Kitchen with low maintenance artificial grass Garden beyond.

The Garden to the rear is enclosed and laid to artificial grass for ease of maintenance with patio areas and a raised bank to the boundary.

This excellent outside space completes this first class family home in a great location.

Comprising:

Entrance door to Hall with a double height vaulted ceiling with an abundance of natural light.

Lounge. A through room with windows to the front and patio doors to the rear garden. Cast iron wood burning stove fireplace feature.

Inner Hall with a Cloakroom, WC and Utility Room off. Door to the Study/Play Room with sliding doors onto the garden.

820 square foot Live In Dining Kitchen. A superb day to day family living space, with the Dining Area having a part vaulted ceiling and doors onto the garden.

The Kitchen Area has folding doors onto the garden and fitted with an extensive range of off white laminate fronted units, arranged around a central island unit and incorporates extensive appliances. Pocket doors reveal a stylish, built in bar and drinks preparation area, perfectly designed for entertaining, with everything neatly tucked away yet effortlessly accessible.

Superbly appointed home Gym, thoughtfully designed to create a bright and motivating workout environment with the space comfortably accommodating a range of fitness equipment. Full-height sliding doors flood the room with natural light and open directly onto the garden.

First Floor Landing.

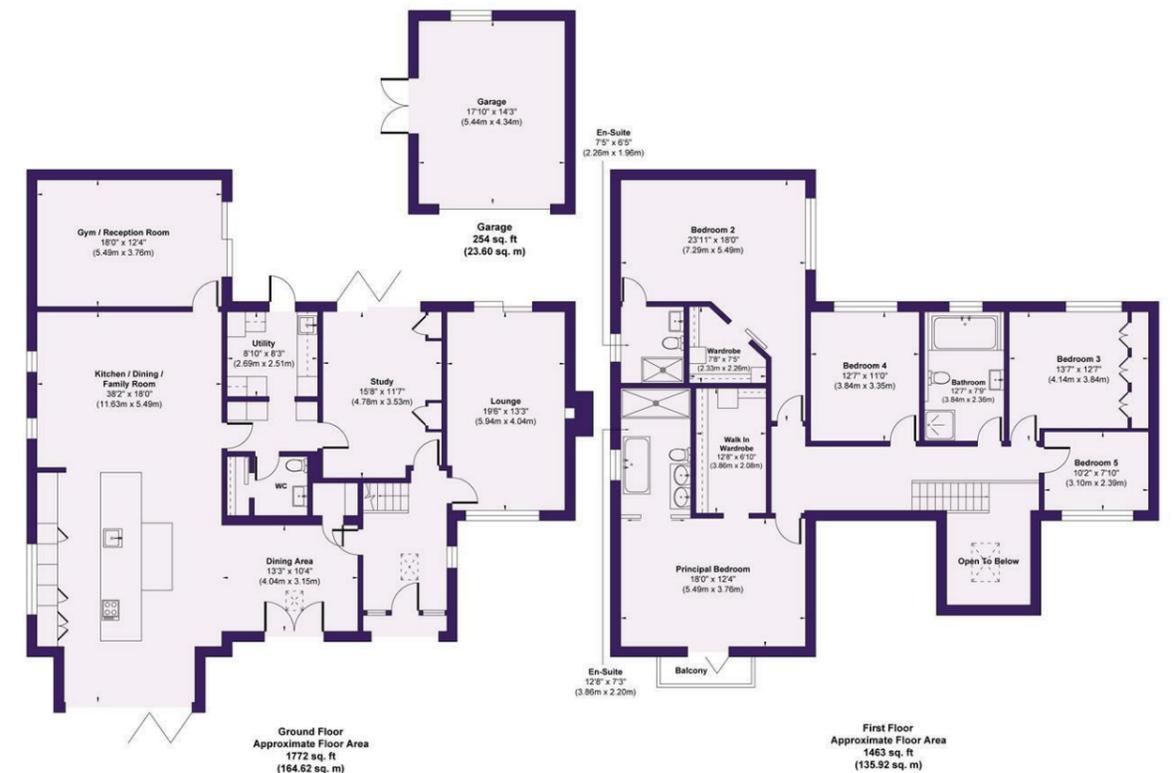
Principal Bedroom One with attractive vaulted ceiling feature and South facing Balcony to the front. Large walk in wardrobe and beautifully styled full En Suite Bathroom with a full bath, separate shower and 'his and her' wash hand basins.

Guest Bedroom Two with walk in wardrobe and En Suite Shower Room.

Bedrooms Three, Four and Five share the well appointed Family Bathroom.

A first class family home in a great location.

- Leasehold 999 years from 25 March 1966 (939 years left)
- Council Tax Band F



Approx. Gross Internal Area 3489 sq. ft / 324.14 sq. meters (Including Garage)
Approx. Gross Internal Area 3235 sq. ft / 300.54 sq. meters (Excluding Garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only, and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.