



FOR SALE

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SHEPPARD & CO

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Portland Road | | Bowdon | WA14 2PA

Guide price £1,675,000



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- Substantial six-bedroom Edwardian semi-detached residence
- Overlooking Spring Bank Park with an attractive open, green aspect
- Stunning kitchen installed in 2022 by Oakleigh Cabinets of Altrincham
- Spacious accommodation approaching 4,000 sq ft arranged over four floors
- Elegant bay-fronted reception rooms with period proportions and high ceilings
- Two recently refurbished bath/shower rooms

Occupying a prime position on one of Bowdon's most sought after roads, Wyncroft is a substantial six bedroom Edwardian semi-detached residence dating from 1905 and extending to approximately 4,000 sq ft over four floors. This handsome period home retains the generous proportions and architectural character typical of the era, including elegant bay fronted reception rooms and high ceilings, while offering excellent scope for further enhancement. This is a rare opportunity to acquire a home of this scale and stature in such a prestigious setting, enabling the next owner to personalise as they wish.

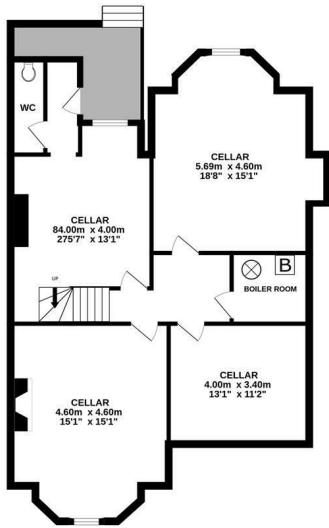
The ground floor provides superb family living space, including a welcoming reception hall, formal dining room, impressive living room and a beautifully appointed kitchen/breakfast room installed in 2022 by Oakleigh Cabinets of Altrincham. Finished to a high specification with bespoke cabinetry and quality fittings, the kitchen features a modern AGA hob and forms a stylish yet practical focal point to the home, with direct access onto the terrace and garden. A boot room, WC and access to an extensive basement level, offering multiple cellar chambers with excellent potential for conversion (subject to the relevant consents) add further versatility.

Across the first and second floors are six well proportioned bedrooms, including a spacious principal bedroom, complemented by two recently refurbished bathrooms completed in 2022 to a contemporary standard. The upper levels provide flexible accommodation ideal for growing families or those working from home, with additional eaves storage on the top floor.

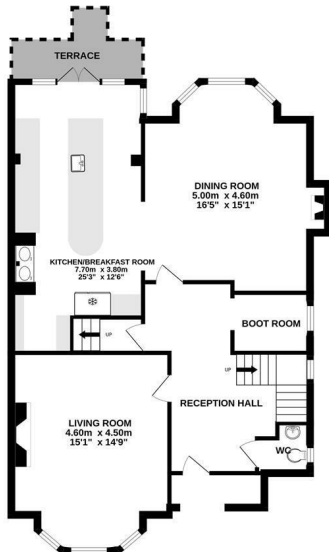
Bedroom two also offers excellent potential to be reconfigured, with scope to knock through and create an impressive, larger principal suite complete with a walk in wardrobe and en suite. This has been thoughtfully future proofed, with the necessary drainage point already installed in the far left corner to facilitate a seamless conversion.



Basement
94.9 sq.m. (1021 sq.ft.) approx.



Ground Floor
101.6 sq.m. (1093 sq.ft.) approx.



TOTAL FLOOR AREA: 196.4 sq.m. (2114 sq.ft.) 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 misstatement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
61		75
England & Wales		EU Directive 2002/91/EC

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