

## 12 STAMFORD ROAD | BOWDON

OFFERS IN THE REGION OF £1,200,000

\*\*\*NO ONWARD CHAIN\*\*\* A fine Victorian residence with exceptional period features and south facing walled rear gardens. Occupying an ideal location within the Bowdon Conservation Area positioned less than a mile from Altrincham town centre and Hale village. Retaining much of the original character and charm. Approximately 3,800 sq ft (353 sq m). The accommodation briefly comprises entrance hall, cloakroom/WC, sitting room, dining room, breakfast kitchen with sitting area, extensive cellars, six bedrooms and three bathrooms. Parking within the driveway and integral garage. An opportunity to remodel to individual taste and much further potential subject to approval.

POSTCODE: WA14 2JU

## DESCRIPTION

This double fronted Victorian semi detached house stands in a slightly elevated position and lies within the heart of the conservation area. Bowdon and Stamford Road in particular has long been one of the most sought after locations, not least because of the attractive tree lined setting. In addition the shopping centre of Altrincham is less than a mile distance with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. Equally just a little closer is the fashionable village of Hale with its range of restaurants, wine bars and individual shops. Nearby is the exceptional Altrincham Grammar School for girls with Altrincham Grammar School for boys, Loreto Convent and St Ambrose being other highly regarded educational institutions in the locality as are the primary and preparatory schools.

The accommodation incorporates rooms of generous proportions and great care has been taken to retain much of the original character and charm all of which combines to create an exceptional family house enhanced by exceptionally tall ceilings, intricate moulded cornices, deep skirtings and sash windows. This unusual period property has reached the stage where modernisation is required and presents an ideal opportunity to remodel to individual taste. There is also much further potential subject to obtaining the relevant consent.

Approached beyond the original leaded light/panelled front door with arch shaped fanlight above, a stunning entrance hall with spindle balustrade staircase and mahogany handrail leads onto a spacious sitting room with the focal point of a traditional fireplace surround. The naturally light dining room features a cast iron fireplace and is ideal for formal entertaining. Positioned toward the rear a fitted kitchen with ample space for a breakfast table leads onto a sitting area with sliding windows opening onto the York stone paved terrace which is ideal for entertaining during the summer months. Completing the ground floor is a cloakroom/WC.

The basement replicates the ground floor in size and may be converted to provide substantial additional living space, subject to approval.

At first and second floor level there are six double bedrooms and three bath/shower rooms.

Externally there is off road parking within the driveway and integral garage beyond.

The landscaped grounds are an undoubted attribute with the added advantage of the aforementioned York stone paved rear terrace. The partly walled gardens are laid mainly to lawn with mature tree screened borders for privacy and importantly a southerly aspect to enjoy the sunshine throughout the day.

## ACCOMMODATION: GROUND FLOOR

### COVERED PORCH

Panelled/leaded light door beneath an arch shaped fanlight.

### ENTRANCE HALL

**33'0" x 6'9" overall (10.06 x 2.06 overall)**

An impressive reception area with a central archway, deep skirtings and superb mouldings to the ceiling which are over 11 feet in height. Built-in cloaks cupboard. Two radiators.

### CLOAKROOM/WC

White low-level WC and wash basin. Opaque timber framed window to the side.

### SITTING ROOM

**21'0" into the bay x 15'0" (6.40 into the bay x 4.57)**

An elegant room with intricate moulded cornice, picture rail and period fireplace surround with a marble insert and hearth and living flame gas coal fire flanked by display/book shelves. Timber framed sash bay window to the front. Two radiators.

### DINING ROOM

**15'0" x 14'3" (4.57 x 4.34)**

Decorative cast iron fireplace surround and stone hearth. Tall timber framed sash window overlooking the walled rear courtyard. Natural wood flooring. Cornice. Radiator.

### SITTING/DINING KITCHEN

Planned to incorporate:

### BREAKFAST ROOM/KITCHEN

**15'6" x 12'0" (4.72 x 3.66)**

Ample space for a table and chairs and fitted with an inset stainless steel drainer sink to tiled work-surfaces with natural pine cupboards and drawers beneath. Tiled floor. Timber framed sash window to the side. Opening to:

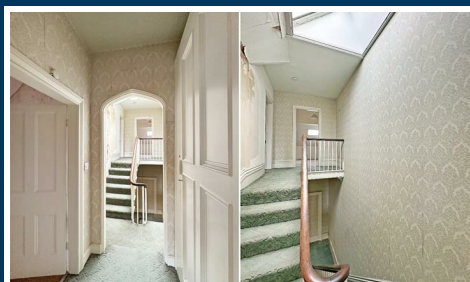
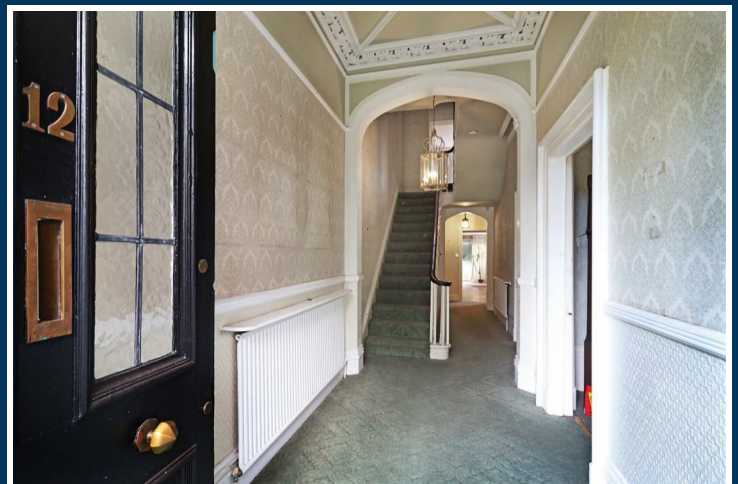
### SITTING AREA

**9'6" x 7'0" (2.90 x 2.13)**

Positioned to the rear with almost full width sliding double glazed windows opening onto the York stone paved terrace. Timber framed window to the side. Radiator.

### FIRST FLOOR: LANDING

Spindle balustrade staircase with a mahogany handrail. Airing cupboard with shelving.



## PRIMARY SUITE: BEDROOM 1

16'0" x 15'0" (4.88 x 4.57)

Again with tall ceilings and sash windows, cornice and picture rail. Two radiators. Archway to:

## EN SUITE SHOWER ROOM

Tiled shower cubicle and inset wash basin. Opaque timber framed sash window to the front. Radiator.

## BEDROOM 2

15'0" x 14'3" (4.57 x 4.34)

Twin ¾ height fitted wardrobes. Pedestal wash basin. Timber framed sash window to the rear. Cornice. Radiator.

## BEDROOM 3

15'0" x 12'0" (4.57 x 3.66)

¾ height fitted wardrobes. Timber framed sash window to the rear. Radiator.

## BATHROOM/WC

White suite including a panelled bath with mixer/shower above, pedestal wash basin and low-level WC. Partially tiled walls. Opaque timber framed window to the side. Radiator.

## SECOND FLOOR: LANDING

Spindle balustrade staircase with mahogany handrail. Linen closet with shelving. Timber framed roof light.

## BEDROOM 4

15'0" x 14'3" (4.57 x 4.34)

Timber framed sash window to the rear. Radiator.

## BEDROOM 5

15'9" x 12'0" (4.80 x 3.66)

White painted fireplace surround with cast iron insert. Timber framed sash window to the rear. Radiator.

## BEDROOM 6/SITTING ROOM/STUDY

22'0" x 16'0" reducing to 11'6" (6.71 x 4.88 reducing to 3.51)

A room with interesting sloping ceilings, ideal as a second sitting room, TV lounge etc. White painted fireplace surround with cast iron insert. Timber framed sash window to the front. Roof light. Radiator.

## BATHROOM/WC

Containing a panelled bath, wall mounted wash basin and low-level WC. Timber framed window to the side. Radiator.

## BASEMENT

Approached from the rear of the hall with external access plus light and power supplies. Including a store room, laundry room with stainless steel drainer sink and wall mounted gas fired central heating boiler, fuel store and:

## INTEGRAL GARAGE

36'0" x 15'0" (10.97 x 4.57)

With ample room for two cars. Up and over door. Light and power supplies.

## GARDENS

The private partly walled gardens feature a York stone paved terrace approached from the rear of the kitchen with a raised lawn beyond screened by a variety of trees and shrubs and importantly with a southerly facing aspect. There is also a right of way around the rear of the adjoining property to gain access to the garden.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession on completion.

## TENURE

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

## COUNCIL TAX

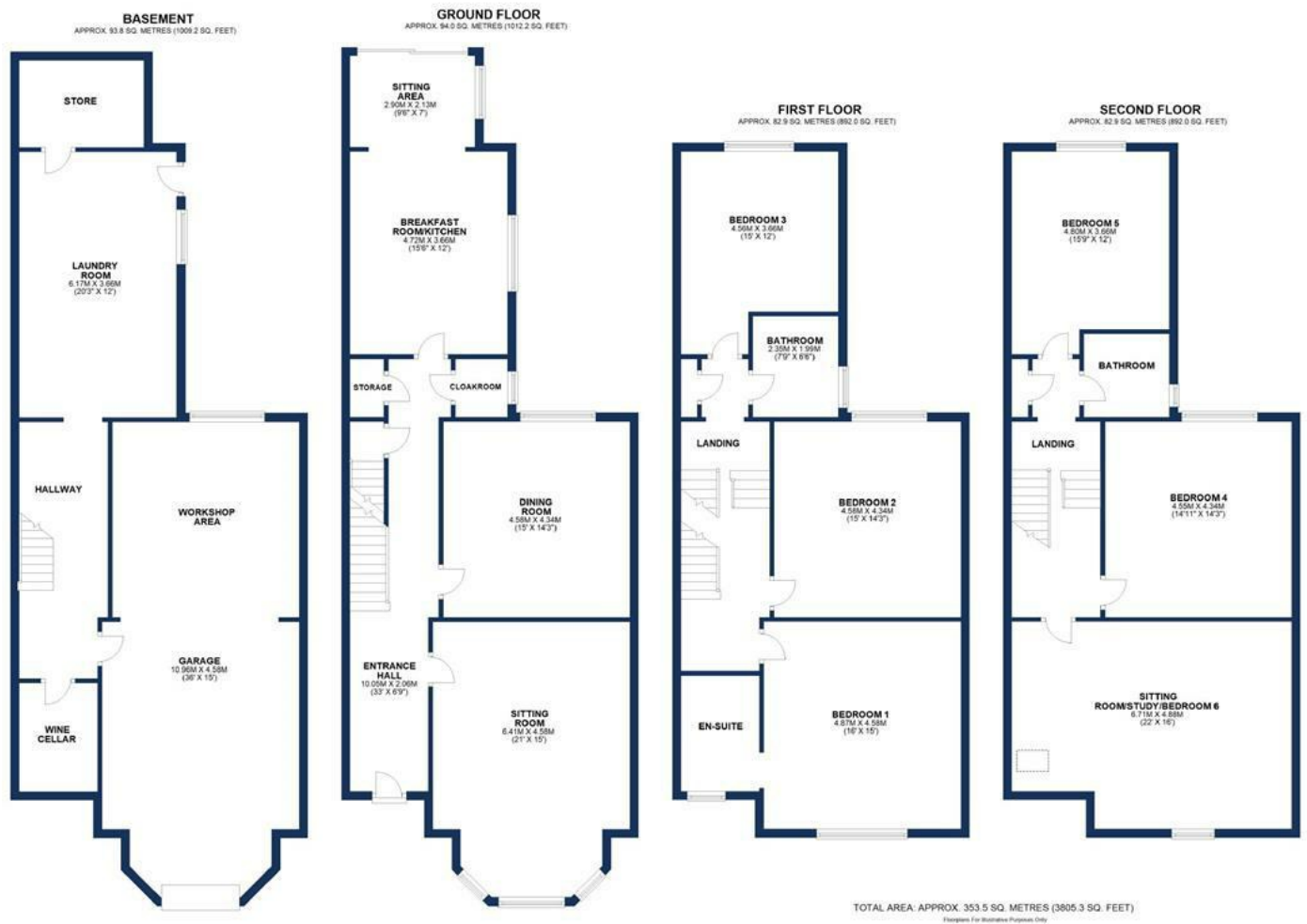
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## NOTE

No appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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