



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,140,000

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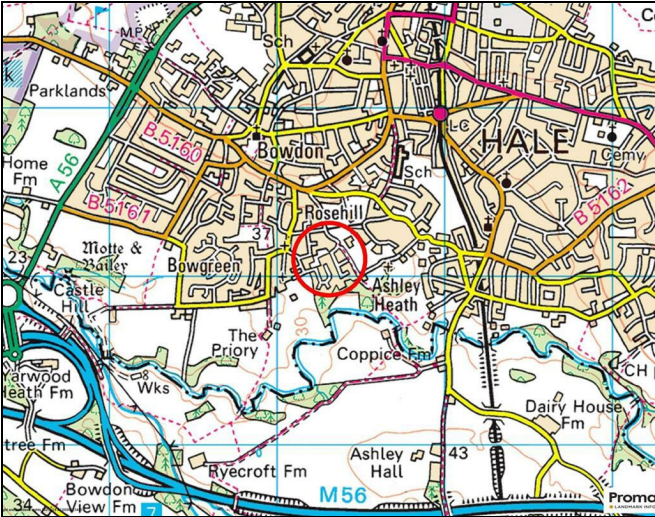
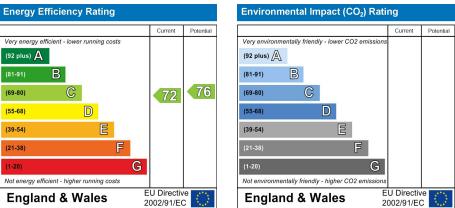
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energy efficiency

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



overview

A SUPERBLY PROPORTIONED, UPDATED AND REMODELLED DETACHED FAMILY HOME POSITION ON A DESIRABLE CUL-DE-SAC, WITH EXCELLENT SCHOOLS AND BOLLIN WALKS ON THE DOORSTEP. 2928SQFT

Porch. Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Utility Room. Six Bedrooms. Four Bath/Shower Rooms. Driveway. Double Garage. Sunny Garden. No Chain!



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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 superbly proportioned, updated and remodelled modern Detached family home positioned on this most popular small development just off Grange Road in Bowdon with Bowdon Church School literally on the doorstep and with the Bollin School being within short walking distance. In addition, there are Bollin Valley walks nearby and close to both Hale Village and Altrincham Town Centre, its facilities, the Metrolink and popular Market Quarter.

The well presented property is arranged over Three Floors extending to some 2928 square feet providing an Entrance Hall, WC, Lounge, Dining Room, Open Plan Breakfast Kitchen and Utility Room to the Ground Floor and there are Six Double Bedrooms served by Four Bath/Shower Rooms to the Two Upper Floors.

Externally, there is a paved Driveway providing ample off road parking, with EV charging point, returning in front of the Integral Double Garage and to the rear the Gardens are South West facing with lawned and patio areas.

This property is offered for sale with no chain and could be moved into with a minimum of fuss.

Comprising:

Enclosed Porch with tiled floor. Entrance Hall with spindle balustrade staircase rising to the First Floor Landing. Doors provide access to the Ground Floor Living Accommodation. Coved ceiling.

Ground Floor WC fitted with a contemporary white suite and chrome fittings, providing a wash hand basin and WC. Tiling to the walls. Extractor fan.

Double doors open to a superbly proportioned Lounge with angled bay to the front elevation. Additional window to the side elevation. Cast iron, multi fuel burning stove with tiled hearth. Solid wood flooring. Coved ceiling.

Dining Room with windows enjoying views over the gardens to the rear. Solid wood flooring. Coved ceiling.

Open Plan Breakfast Kitchen with clearly defined areas with bi-fold doors overlooking and providing access to the patio area and gardens beyond. The Kitchen Area is fitted with an extensive range of base and eye level units with worktops over, with integral sink and drainer with mixer tap over. Integrated appliances include a double oven, combination microwave oven, induction hob with extractor fan over, two dishwashers and space for an American style fridge freezer. The units incorporate a peninsular unit with space for a breakfast bar stools. Window to the rear elevation providing views over the Gardens.

Utility Room fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Space and plumbing suitable for a washing machine. Wall mounted gas central heating boiler housed within the units. Door to the side elevation. Access to useful understairs storage with built in shelving. Tiled floor. Courtesy door to the Integral Double Garage.

First Floor Galleried Landing with access to Four Double Bedrooms served by Three Bath/Shower Rooms. Two windows to the front elevation. A staircase rises to the Second Floor Landing. Built in cupboard housing the hot water tank.

Principal Bedroom One with window to the front elevation. Walk in wardrobe with built in hanging rails and shelving.

This room enjoys an En Suite Bathroom fitted with a white suite and chrome fittings providing a double ended bath with shower attachment over, enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin with storage below and WC. Extensive tiling to the walls and floor. Opaque window to the side elevation. Extractor fan.

Bedroom Two with window to the rear elevation enjoying views over the gardens to the rear. Built in wardrobes and dressing table provide excellent hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings providing an enclosed shower cubicle with thermostatic shower and dual attachments, wash hand basin with built in storage and WC. Tiled walls. Opaque window to the rear elevation. Extractor fan.

Bedroom Three with window to the rear elevation enjoying views over the gardens. Built in wardrobes provide excellent hanging and storage space.

Bedroom Four with window to the front elevation. Built in and fitted wardrobes provide excellent storage.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a Jacuzzi style double ended bath with shower attachment over, wash hand basin with built in storage below, wall mounted toiletry cabinet and WC. Extensive tiling to the walls and floors. Opaque window to the rear elevation. Underfloor heating.

To the Second Floor Landing there is access to Two Double Bedrooms served by a Shower Room. Velux window to the front elevation.

Bedroom Five with Velux window to the front elevation and an additional window to the rear enjoying views over the gardens. Built in shelving. Access to useful roof void storage.

Bedroom Six with Velux window to the front elevation and an additional window to the rear enjoying views over the Gardens. Built in shelving. Access to useful roof void storage.

The Bedrooms are served by a Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin and WC. Extensive tiling to the walls and floors. Window to the rear enjoying views over the gardens.

Externally, there is a paved Driveway providing ample off road parking and returning in front of an Integral Double Garage with electric door and lawned Garden frontage with hedging. Electric vehicle charging point.

To the rear, there is a paved patio area adjacent to the back of the house accessed via doors from the Dining Room and Open Plan Breakfast Kitchen. Beyond the Garden is laid to lawn with well stocked borders and a variety of plants, shrubs and trees and enclosed within timber fencing. The Garden is west facing and therefore enjoys a sunny aspect.

This property is offered for sale with no chain and could be moved into with a minimum of fuss.

- Freehold
- Council Tax Band G

