INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

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2 Blueberry Road

Bowdon, Altrincham, WA14 3LT





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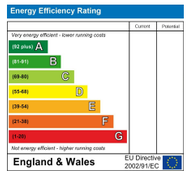
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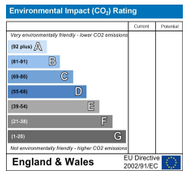
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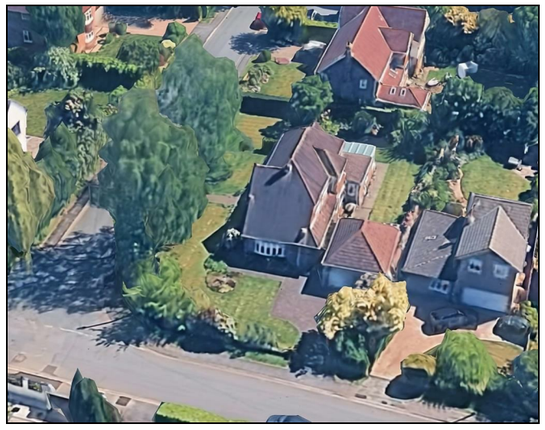
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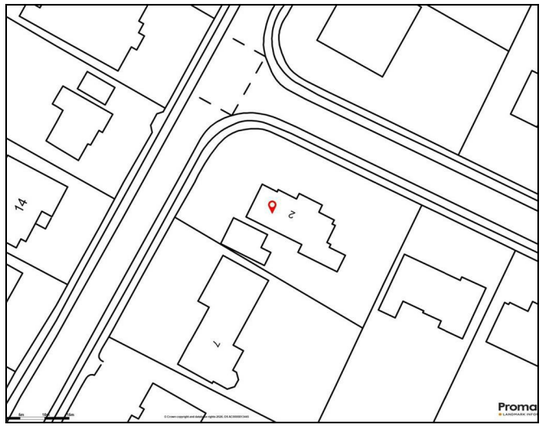
energy efficiency

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











overview

A SUPERB OPPORTUNITY TO ACQUIRE A SUBSTANTIAL DETACHED FAMILY HOME, OCCUPYING A MATURE CORNER PLOT OF APPROXIMATELY 0.30 OF AN ACRE IN A HIGHLY SOUGHT-AFTER LOCATION IN BOWDON.2906SQFT.

Porch. Hall. WC. Family Living Room. Lounge. Sitting Room. Conservatory. Dining Room. . Breakfast Kitchen. Laundry and Utility Room. Four Bedrooms. Two Bathrooms. Driveway. Detached Double Garage. Gardens. 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 superb opportunity to acquire this Detached family home offering excellent potential to upgrade and standing on a wonderful, mature corner Garden plot extending to approximately 0.30 of an acre in this highly popular part of Bowdon.

The property is well located within walking distance of Bowdon Church and the Bollin Primary Schools and within the catchment area for Altrincham Boys and Girls Grammar Schools. In addition, there is easy access to the M56 and M6 motorway networks serving the region and with access to Manchester Airport.

As it stands, the property offers accommodation arranged over Two Floors extending to approximately 2900 square feet including a substantial Detached Double Garage, but it is not unusual for buyers of this property type to substantially extend and remodel or demolish and redevelop altogether, as evidenced by neighbouring properties, subject to any necessary consents.

The existing accommodation provides:

Porch. Hall. Ground Floor WC.

Family Living Room currently used as a Music Room.

Spacious Lounge with inglenook, opening into a Sitting Area, with Conservatory off and further opening into the Dining Room, all enjoying lovely aspects of the Garden.

Breakfast Kitchen. Laundry and Utility Room.

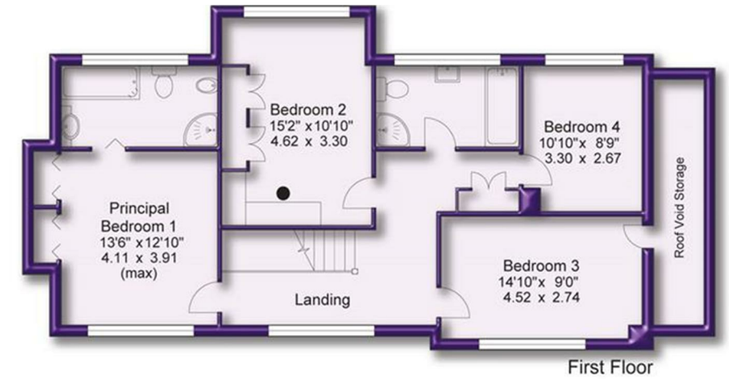
Off the First Floor Landing, there are Four Bedrooms, served by Two Bathrooms, one being En Suite to the Principal Bedroom.

Externally, a Driveway accessed via Eyebrook Road provides generous off-street parking and in turn leads to the substantial 450 sq ft Detached Double Garage.

The Gardens wrap around the property on all four sides, reflecting the nature of the corner plot, and are laid to large expanses of lawn, with mature trees and borders providing excellent privacy and screening. The property also benefits from a substantial brick boundary wall, an attractive and somewhat unusual feature which further enhances the sense of privacy and seclusion. The principal garden areas enjoy a southerly-facing aspect to the front.

A superb opportunity to create the family home of your dreams, occupying a wonderful and private garden plot, and offered for sale with no onward chain!

- Freehold
- Council Tax Band G



Approx Gross Floor Area = 2906 Sq. Feet
(inc. Garage and Roof Void) = 270.0 Sq. Metres

Approx Gross Floor Area = 2447 Sq. Feet
(exc. Garage) = 227.4 Sq. Metres

