IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









17 WEST ROAD | BOWDON

£1,250,000

An individually designed detached residence occupying a superb plot with south facing walled rear gardens. Ideal location within the Bowdon Conservation Area and positioned less than a mile from Altrincham town centre and the village of Hale. Approximately 2,553 sq ft (237 sq m). The accommodation briefly comprises enclosed porch, reception area, entrance hall, cloakroom/WC, sitting room, living room, dining kitchen, utility room, side porch, primary bedroom with en suite shower room/WC, four further double bedrooms, family bathroom and WC. Gas fired central heating, photovoltaic panels and PVCu triple glazing. Parking within the driveway. Garage. Paved rear terrace and expanse of lawn.

POSTCODE: WA14 2LD

DESCRIPTION

This individually designed detached house is set well back from the carriageway and lies within the heart of the conservation area. West 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 one 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 superbly presented accommodation incorporates rooms of generous proportions and is approached beyond two sets of double opening doors leading into a welcoming reception area. The spacious entrance hall features a turned spindle balustrade staircase with provision for storage beneath and a separate cloaks closet. Positioned at the front is an impressive naturally light kitchen with Shaker style cabinetry alongside ample space for a dining suite. There is also an adjacent utility room and side porch with useful external access. Toward the rear are two remarkable reception rooms with the sitting room featuring a wood burning stove set upon a stone tiled hearth and a living room with the focal point of an inglenook fireplace and French windows opening onto the full width paved terrace which is ideal for entertaining during the summer months. Completing the ground floor is a cloakroom/WC.

At first level the excellent primary bedroom benefits from a luxurious en suite shower room/WC. There are four further double bedrooms, family bathroom and separate/WC.

Externally the driveway provides off road parking and leads to a brick-built garage. There is also a substantial brick-built store at the rear of the gardens.

The landscaped grounds are an undoubted feature with the aforementioned full width block paved rear terrace leading up to an expanse of lawn with a walled perimeter and raised flower beds. Importantly with a high degree of privacy and a southerly aspect to enjoy the sunshine throughout the day. Furthermore, there is a gated private community garden (bordered by Stamford Road, South Road and West Road) approximately one acre in size Incorporating a tennis court and children's play area.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH
Double opening glazed/panelled hardwood front door. Tall timber framed window to the side. Tiled floor. Double opening panelled hardwood door to:

RECEPTION AREA
Two tall PVCu triple glazed windows to the side. Radiator.

ENTRANCE HALL
13'4" x 11'11" (4.06m x 3.63m)
Turned spindle balustrade staircase to the first floor. Cloaks closet with hanging rail and shelving. Under-stair storage cupboard. PVCu triple glazed window to the side. Radiator.

CLOAKROOM/WC
White/chrome wall mounted wash basin and low-level WC. Built-in cabinet with shelving. Opaque PVCu triple glazed window to the side. Partially tiled walls. Tiled floor. Recessed LED lighting. Extractor fan. Radiator.

SITTING ROOM
16'3" x 11'11" (4.95m x 3.63m)
Cast iron wood burning stove, stone tiled hearth and natural wood mantel. PVCu triple glazed bay window to the rear. Ceiling moulding. Radiator.

LIVING ROOM
16'10" x 15'9" (5.13m x 4.80m)
Inglenook flanked by two wall light points with tiled fireplace surround and opaque leaded light windows to the front and rear. PVCu triple glazed French windows set within matching windows to the rear terrace. Decorative ceiling moulding. Wall light point. Three radiators.

DINING KITCHEN
22' x 11'11" (6.71m x 3.63m)
Planned to incorporate:

KITCHEN
Fitted with a range of light wood Shaker style wall and base units beneath granite effect heat resistant work-surfaces and two inset stainless steel drainer sinks with mixer taps and tiled splash-back. Recess for a range cooker with stainless steel chimney cooker hood above. Integrated dishwasher. PVCu triple glazed windows to the front, side and rear. Karndean stone effect flooring. Recessed LED lighting. Storage radiator.

DINING AREA
PVCu triple glazed window to the front. Radiator.

UTILITY ROOM
13' x 9'10" (3.96m x 3.00m)
Light wood wall and base units beneath heat resistant work-surfaces and stainless steel drainer sink with tiled splash-back. Built-in pantry unit with natural wood work-surface. Recess for an automatic washing machine. Space for a fridge/freezer. Wall mounted gas central heating boiler. PVCu triple glazed window to the side. Radiator.











SIDE PORCH
Glazed/panelled hardwood door to the side. Tiled floor.

FIRST FLOOR

LANDING
PVCu triple glazed window at half-landing level. Turned spindle balustrade. Access to the partially boarded loft space via a folding ladder.

BEDROOM ONE
15'9" x 11'11" (4.80m x 3.63m)
PVCu triple glazed window to the front. Radiator.

EN SUITE SHOWER ROOM/WC
11'6" x 5'6" (3.51m x 1.68m)
White/chrome vanity wash basin with mixer tap and low-level WC. Tiled walk-in shower beyond a glass screen with thermostatic rain shower plus handheld attachment. Matching wall mounted cabinet. Illuminated mirror. Opaque PVCu triple glazed windows to the front and rear. Partially tiled walls. Stone effect tiled floor. Heated towel rail.

BEDROOM TWO
13'5" x 11'10" (4.09m x 3.61m)
Tiled shower enclosure with electric shower. PVCu triple glazed window to the rear. Radiator.

BEDROOM THREE
13'1" x 10'8" (3.99m x 3.25m)
PVCu triple glazed window to the rear. Radiator.

BEDROOM FOUR
12'7" x 9'10" (3.84m x 3.00m)
Two PVCu triple glazed windows to the side. Radiator.

BEDROOM FIVE
16'10" x 8'8" (5.13m x 2.64m)
PVCu triple glazed window to the front. Radiator.

FAMILY BATHROOM
9'3" x 5'10" (2.82m x 1.78m)
White/chrome panelled bath with mixer/shower tap and pedestal wash basin all set within tiled surrounds. Airing cupboard with shelving and housing the hot water cylinder. Built-in cabinet with shelving. Opaque PVCu triple glazed window to the side. Laminate wood flooring. Shaver point. Radiator.

WC
White/chrome combination low-level WC and wash basin with mixer tap. Opaque PVCu triple glazed window to the side. Partially tiled walls. Laminate wood flooring. Radiator.

OUTSIDE
There is access to a gated private community garden (bordered by Stamford Road, South Road and West Road) approaching one acre in size, incorporating a tennis court and children's play area.

GARAGE
17'10" x 10'1" (5.44m x 3.07m)
Opaque glazed/panelled double opening timber framed doors. Timber framed door to the side. Opaque PVCu double glazed window to the rear. Light and power supplies.

SERVICES
All mains services are connected.

POSSESSION
Vacant possession upon completion.

TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX
Band G.

NOTE
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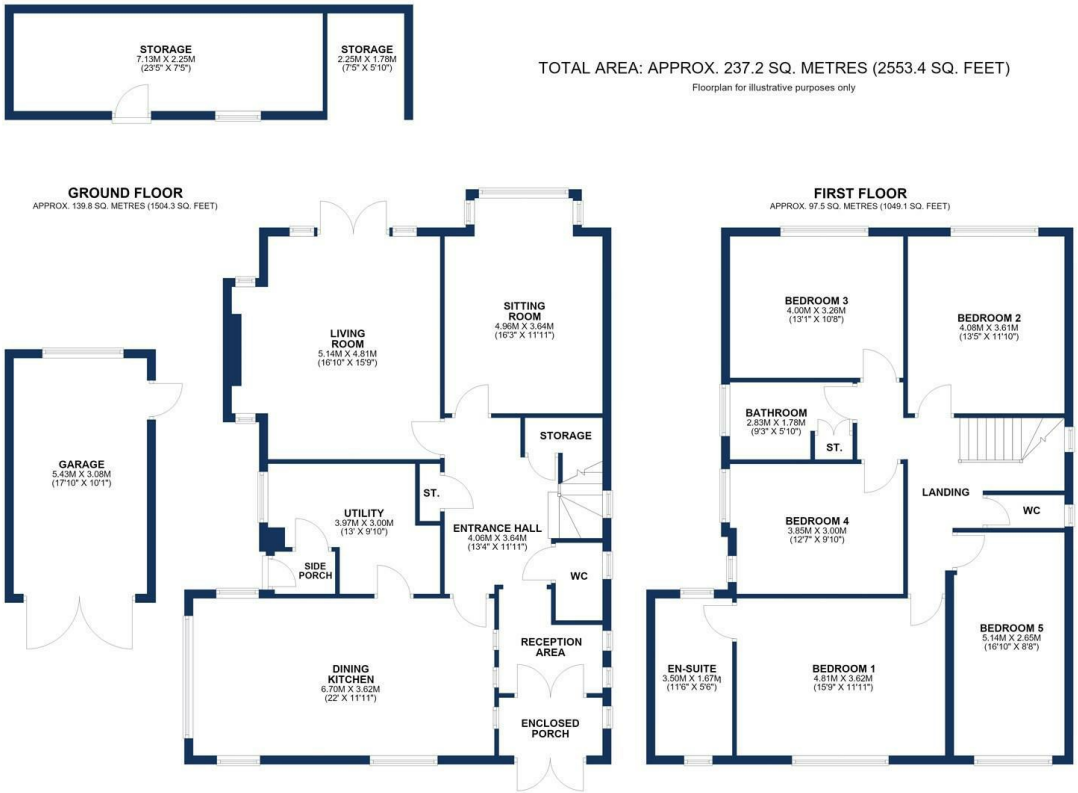








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