



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,850,000

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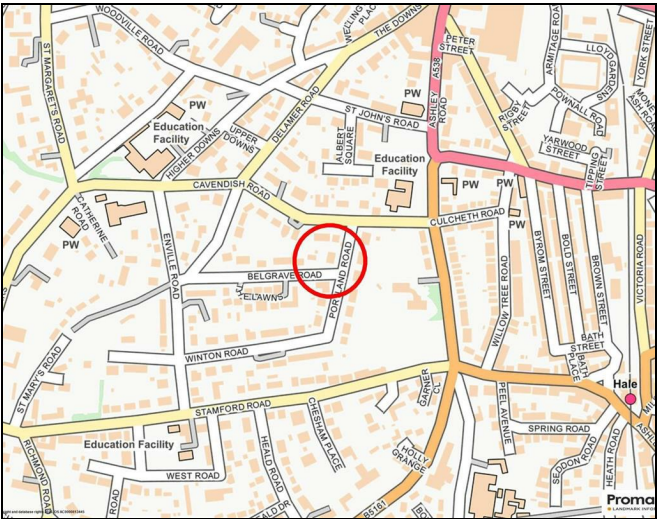
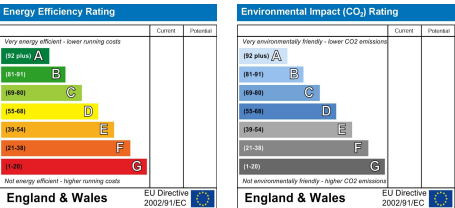


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energy efficiency

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



overview

A SUPERB VICTORIAN SEMI DETACHED FAMILY HOME, LOCATED ON THIS ENORMOUSLY DESIRABLE ROAD IN THE HEART OF OLD BOWDON, MIDWAY BETWEEN HALE VILLAGE, ALTRINCHAM TOWN CENTRE AND EXCELLENT LOCAL SCHOOLS. 4773SQFT.

Hall. Cloak Room/Office. WC. Lounge. Dining Room. Breakfast Kitchen. Orangery Day Room. Utility. Family Room. Shower Room. Gym. Six Double Bedrooms. Three Bath/Shower Rooms. Driveway. Basement Garage. South West Facing Gardens.



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

An exceptional Victorian Semi Detached family home, supremely located on this enormously desirable road in the heart of Old Bowdon, positioned midway between Hale Village with its range of fashionable shops, restaurants and bars and Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink. In addition, the property is within walking distance of both Altrincham Boys' and Girls' Grammar Schools.

The property sits on an elevated corner Garden plot, benefiting from sunny South West facing Gardens and has been comprehensively updated and improved by the current owners to provide family living space, arranged over Four Floors, including Converted Cellars extending to approximately 4,773 square feet.

The accommodation enjoys superb specification Kitchen and Bathroom fittings and is well appointed throughout, but at the same time retains original features to include original or reproduction sash windows, high corniced ceilings, wide bay windows, internal panelled doors and an impressive staircase.

The Ground Floor accommodation is arranged off a substantial Hall with Office/Cloakroom and WC off and serves Two beautifully proportioned Reception Rooms with the Lounge enjoying a side bay window garden aspect and the Dining Room overlooking the front.

The Dining Room is open plan through to the beautifully appointed Breakfast Kitchen, fitted with an extensive range of custom built traditional style units, including a range of appliances. This in turn leads through an Orangery Day Room. A beautiful room, ideal for day to day and formal living, with glazed atrium roof and French doors and windows giving access to enjoying aspects of the gardens.

The Lower Ground Floor Converted Cellars provide a Family Room with garden access, a large fitted Utility Room with storage off, a well appointed Shower Room and a Converted Basement Garage that is utilised as a Home Gym.

Over the Two Upper Floors are Six Double Bedrooms in addition to a top floor Office. All Bedrooms have fitted furniture.

The Bedrooms are served by Three stylishly appointed Bath/Shower Rooms and including a Principal Bedroom with En Suite.

Externally, the property is approached via a Driveway providing extensive off street Parking and leads to the Basement Garage, as previously described utilised as a Gym.

There are wrap around Gardens to the front, side and rear with the main Garden being laid to a substantial area of lawn, incorporating a large patio accessed by the Orangery Day room.

The whole Garden areas enjoy a South West facing aspect with mature borders providing screening.

A lovely garden plot for this beautiful family home in a truly first class location.

- Freehold
- Council Tax Band G



Approx. Gross Internal Area 4773 sq. ft / 443.57 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.