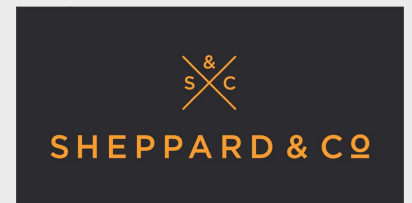




Bishops Close | Bowdon | Altrincham | WA14 3NB

£1,250,000



Bishops Close | Bowdon Altrincham | WA14 3NB £1,250,000

- Stunning detached family home
- Spacious accommodation around 2320 sq ft
- Two ensuite bedrooms
- Landscaped garden plus garden room
- Walking distance to Bollin Primary School
- Beautifully refurbished and carefully extended
- Three receptions plus open plan kitchen
- Downstairs wc plus utility room
- Highly convenient location on quiet cul de sac
- No onward chain



This stunning detached family home has been thoughtfully refurbished and carefully extended to create spacious, open-plan living ideally suited to modern family life, all tucked away within a quiet cul-de-sac setting close to Bollin Primary School.

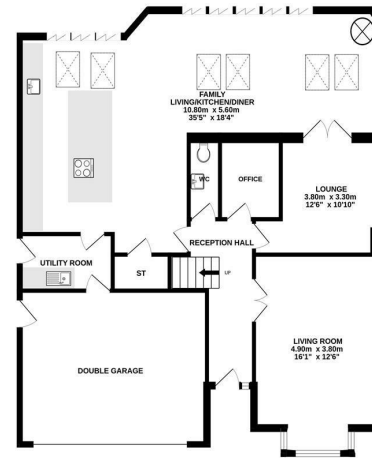
The ground floor opens into a welcoming entrance hall, leading through to a superb open plan kitchen, dining and living space with bifold doors opening directly onto the rear garden, creating a seamless connection between inside and out. In addition, there is a separate living room, lounge and study, offering excellent versatility for families, alongside a downstairs WC, utility room and integral double garage.

To the first floor are five well-proportioned bedrooms, including two with en-suite shower rooms, complemented by a contemporary family bathroom.

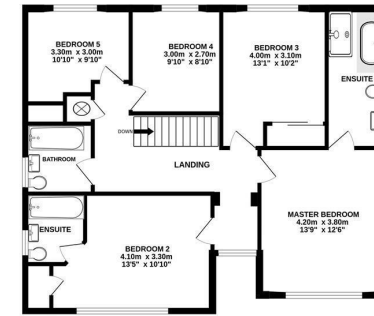
Externally, the property benefits from off-road parking to the front alongside the double garage. To the rear is a beautifully landscaped garden enjoying complete privacy, mainly laid to lawn with multiple patio areas and a versatile garden room ideal for entertaining, home working or gym space.

A rare opportunity to acquire a substantial turnkey family home in a highly regarded location, offered to the market with no onward chain.

Ground Floor
126.3 sq.m. (1360 sq.ft.) approx.



1st Floor
88.9 sq.m. (957 sq.ft.) approx.



TOTAL FLOOR AREA: 215.2 sq.m. (2317 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|--|---|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 71 | 74 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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