



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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## 4 Westbank Richmond Road Bowdon, Altrincham, Cheshire, WA14 2TY



£1,950,000

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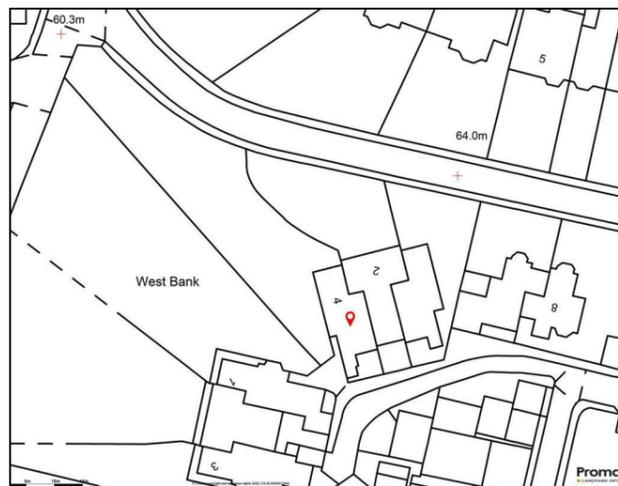
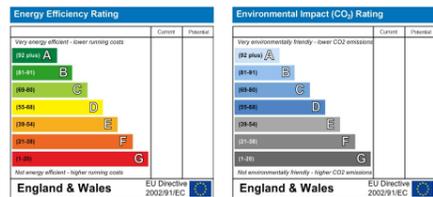


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## energy efficiency

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



# overview

A BEAUTIFUL PERIOD SEMI DETACHED FAMILY HOME LOCATED ON THIS DESIRABLE ROAD IN OLD BOWDON WITH EXTENSIVE AND VERSATILE ACCOMMODATION AND ENJOYING WELL SCREENED SOUTH WEST FACING GARDEN. 3162SQFT

Hall. Lounge. Sitting Room. Dining Kitchen. Home Office. Family Room. Utility. Four Double Bedrooms. Three stylishly Bath/Shower Rooms. Parking. Double Garage. South facing Garden.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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 truly beautiful, early Victorian Semi Detached family home enjoying a wonderful position and setting within the heart of old Bowdon on this most desirable road on the corner of Richmond Road and East Downs Road.

As such, the property is perfectly located within walking distance of Altrincham Boys & Girls Grammar Schools and is positioned approximately 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.

The property has a variety of period features retained, to include tall multi paned Georgian style sash windows, high intricate corniced ceilings, impressive fireplaces and a spindle balustrade staircase rising through the floors.

The accommodation is extensive and versatile approaching 3200 square feet including a substantial Detached Double Garage positioned to the rear of the property.

The Garden plot is exceptionally private and enjoys a South West facing sunny aspect.

The accommodation to the Ground Floor provides Two beautifully proportioned Reception Rooms located off the Main Hall in addition to the Dining Kitchen fitted with an extensive range of units and housing an Aga Range Cooker.

The Dining Kitchen has access to a particularly attractive Courtyard with outside Dining Area to the rear.

The Lower Ground Floor Converted Cellars provide a Lower Hall with Home Office/Study Area, a Family Room, ideal for day-to-day informal living, a Utility Room and extensive storage.

Over the Two Upper Floors are Four excellent Double Bedrooms served by Three stylishly appointed Bath/Shower Rooms.

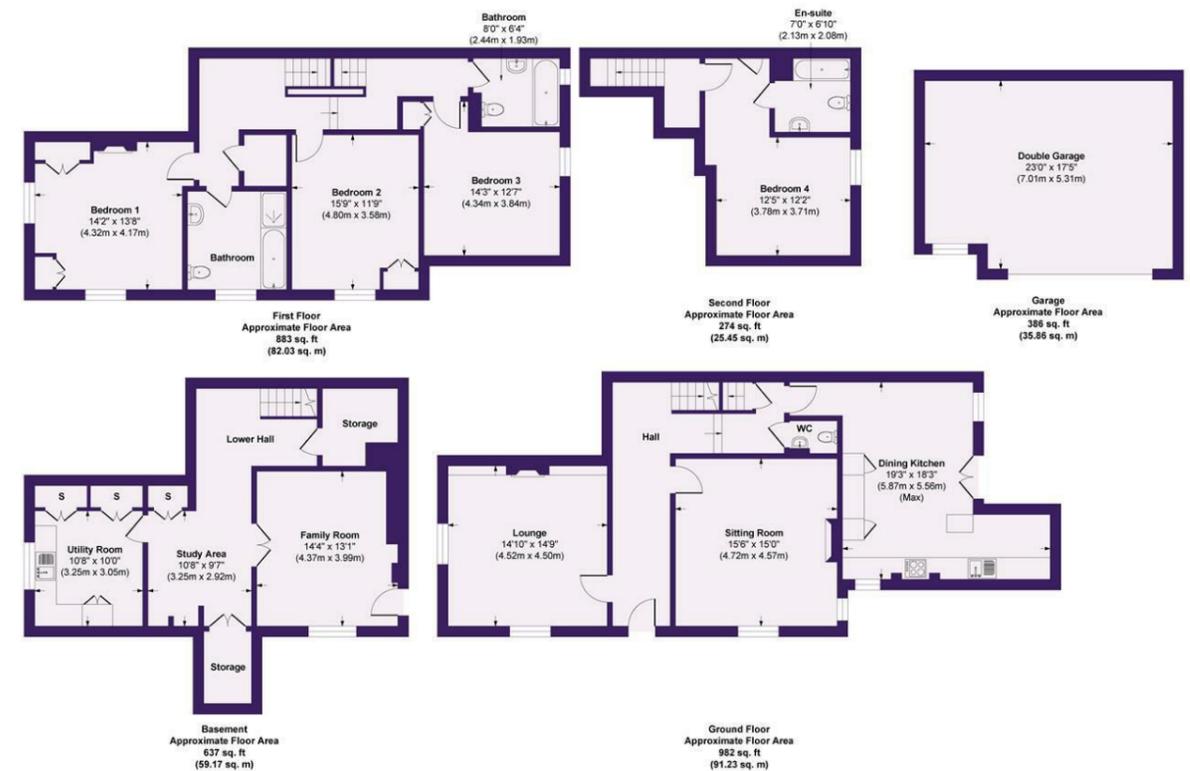
Externally, there is access to the property via both the junction at East Downs Road and Richmond Road which provides a Parking area with gate leading up a path through the Garden to the entrance of the property.

In addition, there is further access to the rear of the house with a private service road serving properties on East Downs Road and Richmond Road, within which there is access to a second Driveway which returns to the front door of the house and also within this area, there is a substantial Double Garage.

The Garden setting is particularly attractive with a large, South west facing Sun Terrace and overlooking an expansive lawn enclosed within beautiful, maturely stocked borders providing excellent all year round screening.

This completes the setting for this beautiful period property in the finest of locations.

- Freehold
- Council Tax Band G



**Approx. Gross Internal Area 3162 sq. ft / 293.75 sq. meters (Including Garage)**  
**Approx. Gross Internal Area 2776 sq. ft / 257.89 sq. meters (Excluding Garage)**  
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.