

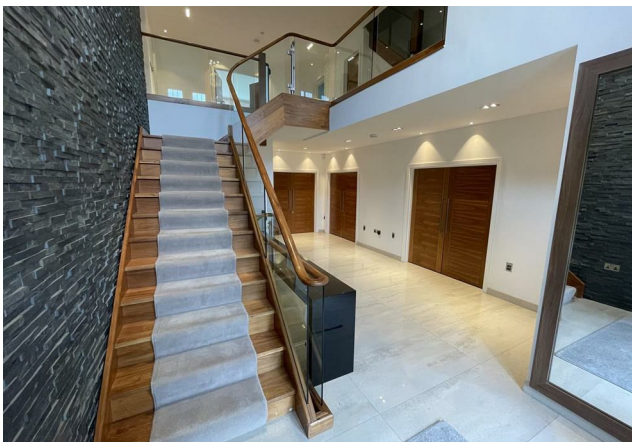




£15,000 PCM

## Features

- Six Bedrooms
- Gym and Leisure Suite
- EPC Rating - C
- Three Reception Rooms
- Summer House
- Council Tax Band H



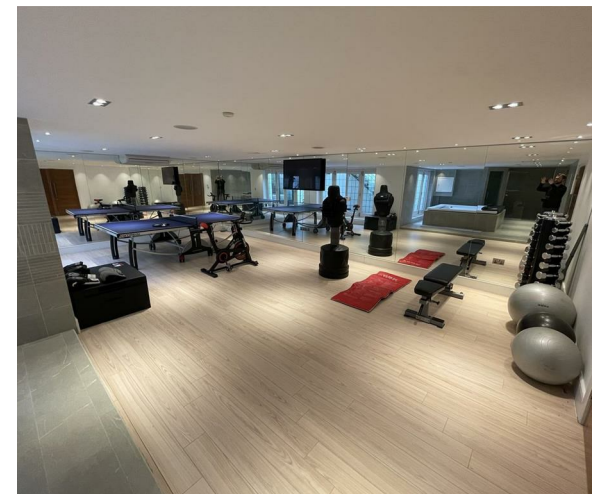
### \*\*\* Bow Green Road \*\*\*

The property provides flexible accommodation extending to over four floors including grand reception hall, study, dining room, drawing room and bespoke family breakfast dining kitchen. The lower ground floor offers a superb leisure suite including home cinema, bar, gymnasium and games room. To the first floor there are four double bedrooms three en-suite bath/shower rooms and family bathroom. The large landing also provides access via a staircase leading to the second floor where there is two further bedroom suites. The front of the property is access via an electric gate and has paved hardstanding, while the large rear garden has lovely lawned areas and a paved patio housing a summer house. To view call us on 0161 929 9797



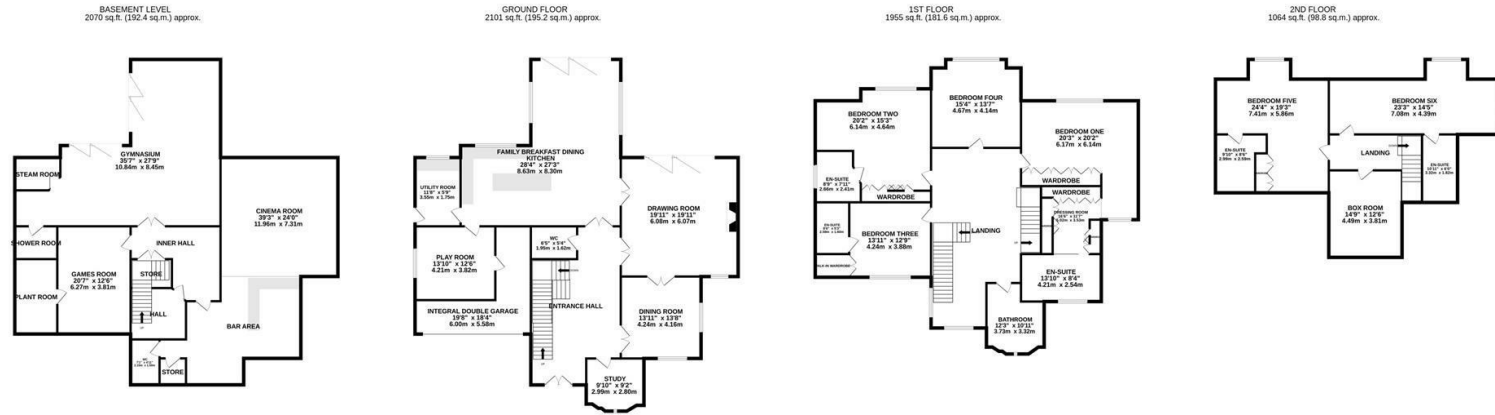
## General information

- Tax Band: H
- Sqft: 6878.00 sq ft
- Plot: acre(s)
- Bedrooms: 6
- Bathrooms: 6





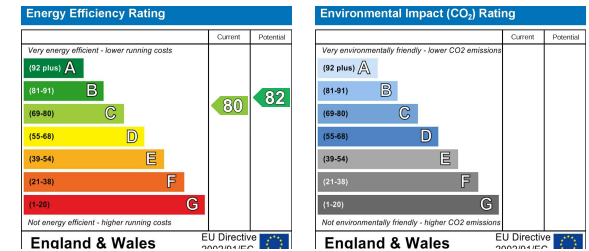




TOTAL FLOOR AREA : 7190 sq.ft. (668.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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