



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS

# 15 Eyebrook Road

Bowdon, Altrincham, WA14 3LH



£1,000,000

[www.watersons.net](http://www.watersons.net)

[www.watersons.net](http://www.watersons.net)









**HALE OFFICE:**  
212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622  
Email: hale@watersons.net

**SALE OFFICE:**  
91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355  
Email: sale@watersons.net

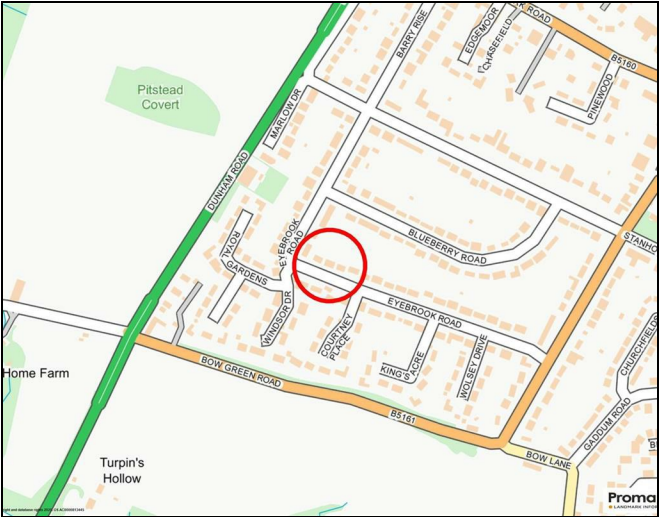
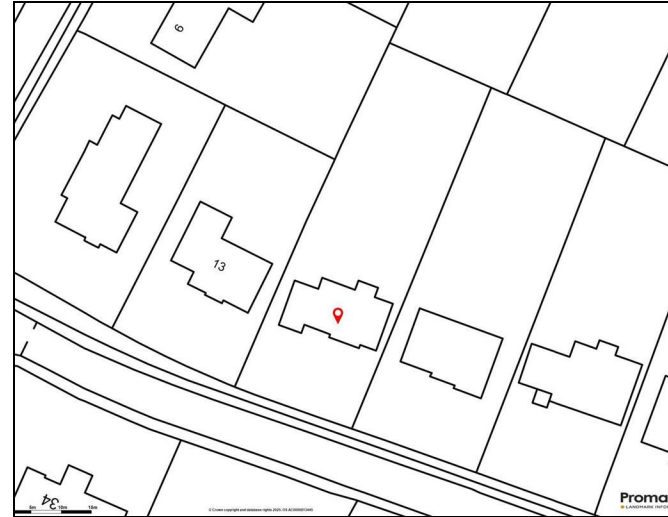
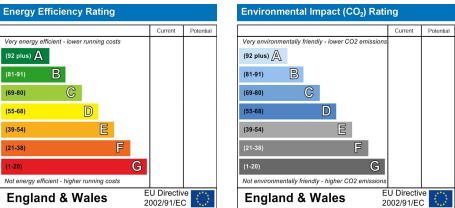


INDEPENDENT ESTATE AGENTS



# energy efficiency

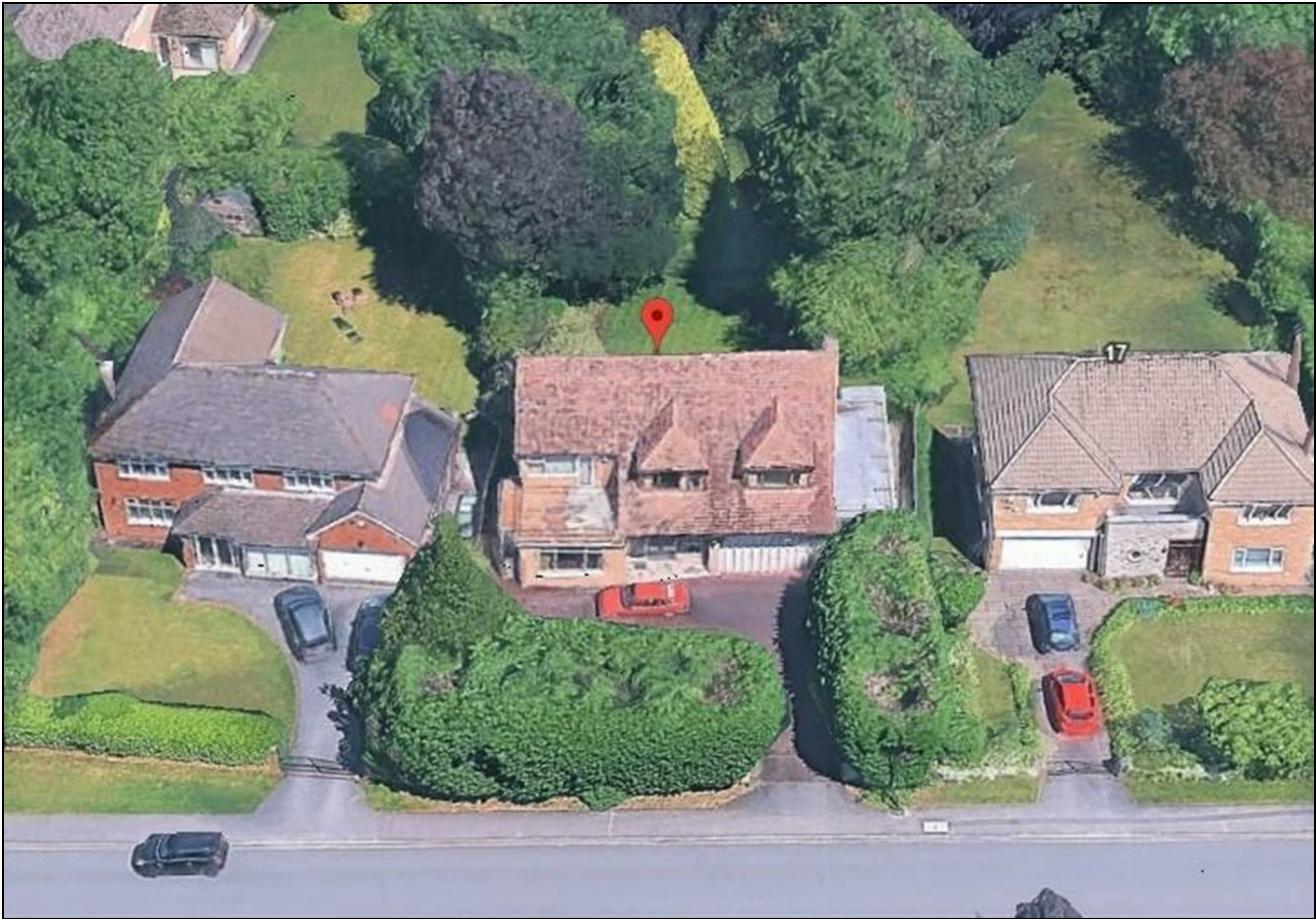
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A SUPERB DETACHED FAMILY HOME IN NEED OF COMPLETE MODERNISATION, STANDING ON A WONDERFUL MATURE GARDEN PLOT EXTENDING TO APPROXIMATELY 0.25 OF AN ACRE, LOCATED IN THIS POPULAR PART OF BOWDON. 2418sqft

Hall. GFWC. 350sqft Living and Dining Room. Family Room. Breakfast Kitchen. Utility. Three Double Bedrooms. South facing Balcony. Family Bathroom. Driveway. Double Garage. Superb Gardens. No Chain!



**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

A superb opportunity to acquire this Detached family home in need of complete modernisation and standing on a wonderful mature Garden plot extending to approximately 0.25 of an acre in this highly popular part of Bowdon.

The property is well located within walking distance of Bowdon Church and the Bowdon Primary Schools and within the catchment area for Altrincham Boys and Girls Grammar Schools. In addition, there is easy access to the M56 and M6 motorway networks serving the region and with access to Manchester Airport.

As it stands, the property offers accommodation arranged over Two Floors extending to approximately 2400 square feet but it is not unusual for buyers of this property type to substantially extend and remodel or demolish and redevelop altogether, as evidenced by neighbouring properties, subject to any necessary consents.

The existing accommodation provides:

Porch. Entrance vestibule. Hall. Ground Floor WC.

350 square foot through Living and Dining Room with front and rear garden aspects and an inglenook.

Family Room, Breakfast Kitchen. Utility Room.

Off the spacious First Floor Landing, there are Three excellent Double Bedrooms, all with built in wardrobes and a small Study space.

The Principal Bedroom enjoys a south facing Balcony to the front.

Spacious Family Bathroom.

Externally, a Driveway provides generous off street parking and in turn leads to the Integral Double Garage.

The front Garden is enclosed within particularly tall mature hedging rendering the property to be virtually unseen from the road.

The Garden to the rear is laid principally to lawn with mature trees within the boundaries, this and neighbouring properties providing a most attractive outlook and excellent privacy.

A superb opportunity to create the Family Home of your dreams, offered for sale with no chain!.

- Council Tax Band G

