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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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## 4 Merefield Court Bow Lane

Bowdon, Altrincham, WA14 3TA



£650,000

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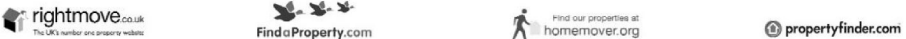


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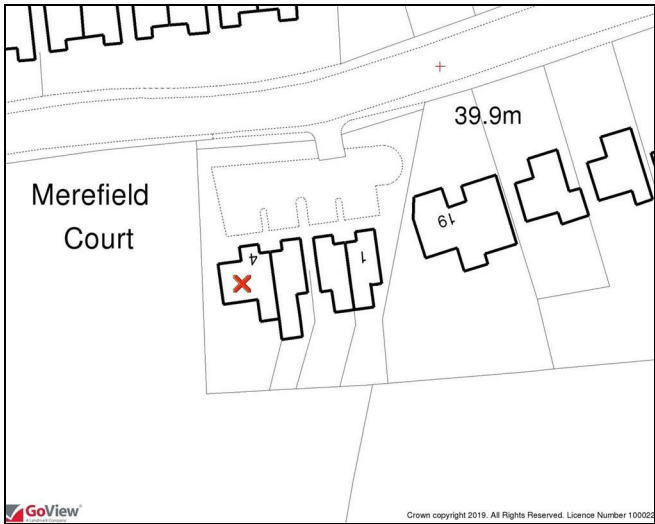
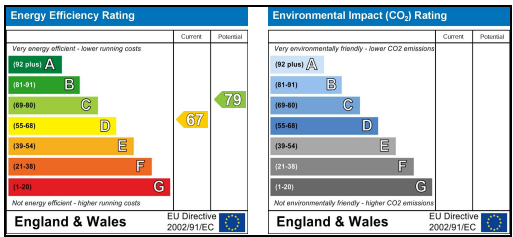
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# energy efficiency

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



# overview

A SUPERB MODERN SEMI DETACHED FAMILY HOME IN GATED DEVELOPMENT WITH OPEN VIEWS OVER COUNTRYSIDE, IDEAL FOR LOCAL SCHOOLS AND WITH BOLLIN VALLEY WALKS ON THE DOORSTEP. 1615sqft.

Hall. Lounge. 200sqft Open Plan Live In Dining Kitchen. Garden Room. Four Double Bedrooms. Study Area. Two Bath/Showers. Driveway. Superb Gardens.



**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 most appealing, extended Three Storey, modern Semi Detached family home enjoying a fabulous position on this small Gated Development of just four properties, bordering onto open fields and with a particularly good sized Garden plot enjoying aspects over the surrounding countryside.

The property is ideally located for Bowdon Church and The Bollin Primary Schools, local convenience shops, with Bollin Valley walks on the doorstep and close to Altrincham and Hale Centres.

The family accommodation extends to approximately 1600 square feet over Three Floors providing Three Reception Areas to the Ground Floor, including an Open Plan Live In Dining Kitchen and has Four Double Bedrooms over the Two Upper Floors, served by Two Bath/Shower Rooms and including a Principal Bedroom Suite of Bedroom, Walk in Wardrobe and En Suite Shower Room.

Externally, there is off street Parking for two cars and the Garden is of a fantastic size for this style of property bordering onto open fields.

Comprising:

Entrance door leading to a Hall with staircase rising to the First Floor. Ground Floor WC.

Lounge with French doors and windows giving access to and enjoying aspects of the gardens and with a large walk in Pantry off.

200 square foot Live In Dining Kitchen with window overlooking the gardens and fitted with an extensive range of units with integrated oven, hob, extractor fan, fridge, freezer and dishwasher. The Kitchen Area has an aspect to the front.

French doors lead though to a delightful Garden Room, ideal as an alternative day to day informal Family Living Space, with French doors and windows giving access to and enjoying an aspect of the garden.

First Floor Landing with useful Study Area and a window to the front.

Bedroom One with rural views to the side and rear and attractive sloping and only part restricted ceiling heights.

Bedroom Two with built in wardrobe and window to the front.

Bedroom Three overlooking the rear.

These Bedrooms are served by a Family Bathroom fitted with a white suite of bath with shower over, wash hand basin and WC.

Second Floor Landing serving:

Principal Bedroom Four. A spacious room with a window enjoying the delightful far reaching views to the rear. This room enjoys built in deep wardrobes and storage space. In addition, off the Landing there is a Walk in Wardrobe with hanging rails and window to the front.

This Bedroom is served by an En Suite Shower Room fitted with a suite of shower cubicle, wash hand basin and WC.

Externally, Merefield Court is approached via remote control operated Gated Entrance serving the four properties on the development. There are Two Parking Spaces serving Number 4 positioned directly to the front of the house.

To the rear, the Garden is a most attractive feature of the property having a large, paved path and patio area returning across the back of the house, accessed via both the Lounge and Garden Room.

The property enjoys the largest Garden plot on the development, with areas of lawn enclosed with deep maturely stocked borders and hedging and with a further timber decked sitting area to the far end of the garden, perfectly positioned to enjoy the rural views.

A fantastic setting for an excellent family home with extensive and versatile accommodation.

- Freehold
- Council Tax Band E

