



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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4 Friars Close

Bowdon, Altrincham, Cheshire, WA14 3FB



£1,200,000

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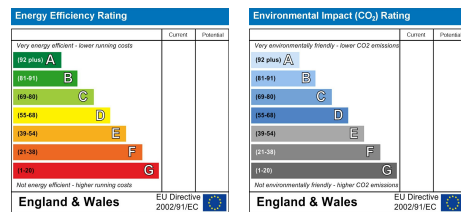


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energy efficiency

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



From Watersons Hale office, proceed along Ashley Road in the direction of Hale Station, continuing over the crossings to the traffic lights. Take the second of the two left turnings into Langham Road and continue along Langham Road for some distance before turning left into Bow Green Road. Take the first left turning into Gaddum Road and at the end of Gaddum Road, turn left into Bow Lane. Take the first left turning into Oakwood Lane and Friars Close will be found on the right hand side. The property will be found on the right hand side.



overview

A STUNNING, EXTENDED DETACHED FAMILY HOME WITH DECEPTIVE, VERSATILE ACCOMMODATION AND ENJOYING A FANTASTIC OUTSIDE ENTERTAINING SPACE, POSITIONED IN THIS HIGHLY DESIRABLE LOCATION, CLOSE TO EXCELLENT LOCAL SCHOOLS. 2900 SQFT.

Hall. Three Reception Rooms. 375sqft Live In Kitchen. Utility. Gym. Six Bedrooms. Three Bathrooms. Driveway. Garage. Gardens. Garden Room.



in detail

A superb modern Detached family home which offers genuinely deceptive accommodation, having been substantially extended and improved and provides approximately 2900 square feet of versatile family living space including the garage and an outside garden room.

As such, the property offers Four Reception Areas to the Ground Floor including the stunning 375 square foot Siematic Live In Kitchen plus Utility Room and has up to Six Bedrooms, one ideal to be used as a Home Study, served by Three superbly appointed Bathrooms, one being En Suite to the Principal Bedroom.

The nature of the extension means that part of the First Floor accommodation has been created by substantially extending over the Garage and is approached via a spiral staircase off the Live In Kitchen, providing an ideal Guest Bedroom or Teenager's Suite with Bedroom, Bathroom and Living Room but has the versatility to be used as a Den, Two Bedrooms and or a Study.

The property is stylishly presented throughout and sits on a good sized corner plot with South facing Rear Garden and has the added bonus of a Garden Room and Garden Deck for outdoor living and entertaining.

The location is highly desirable within walking distance of The Bollin and Bowdon Church Schools, local convenient shops, Bolling Valley walks and is within catchment of Altrincham Boys' and Girls' Grammar Schools.

An internal inspection is essential to appreciate the versatility of the space on offer.

Comprising:

Entrance Porch. Spacious Hall with parquet style flooring and a spindle balustrade staircase to the First Floor. Ground Floor WC.

Through Lounge approached through double doors from the Hall and having a bay window to the front, patio doors on the rear garden and a wide inglenook fireplace feature with hole in the wall living flame fire.

Dining Room or Study with rear garden aspect.

Family Room/Play Room with front aspect and a door leading to the:

375 square foot Live In Breakfast Kitchen having full width windows and French doors giving access to and enjoying an aspect of the rear garden and with Velux skylight windows inset into the part vaulted ceiling providing much natural light. There is tiled flooring throughout.

The Kitchen has been stylishly refitted with a range of high gloss finish Siematic units with Silestone worktops over arranged around a central island unit, incorporating a breakfast bar and with an attached dining table. There is excellent use of LED lighting throughout and integrated appliances include double ovens/combo microwave oven, induction hob and extractor fan, integrated fridge, freezer and dishwasher.

An opening leads through to doors leading to the Garage, a comprehensively equipped Utility Room and also to the spiral staircase to the Guest Bedroom accommodation.

Off the main First Floor Landing are Four good Double Bedrooms.

The Principal Bedroom has extensive built in wardrobes and furniture. This Bedroom is served by the stylishly refitted En Suite Shower Room with open wet room style shower area, vanity unit wash hand basin and WC. Extensive tiling to the walls and floor.

The remaining Bedrooms are served by the Second Family Bathroom, which is equally well-appointed to a similar stylish theme.

As previously described, a separate spiral staircase leads to a Secondary Landing leading to a Self-Contained Guest Suite, located under the eaves of the property with attractive sloping ceilings with inset skylight windows.

There is a Fifth Bedroom/Living Room, currently utilised as a Den with circular feature window.

An additional Sixth Bedroom with skylight window and circular feature windows is currently used as a Home Study.

These rooms are served by a well appointed adjacent Bathroom with white suite and chrome fittings and shower over the bath.

Externally, the front of the property is approached via a Driveway providing ample off street parking and benefits from an electric car charger. The Driveway in turn leads to the Integral Garage with electrically operated up and over door. The Garage has been reduced in size from a double Garage to a one and a half car garage to accommodate the staircase to the extension and the current vendors utilise this space as a home gym.

The Gardens to the property are laid principally to lawn to the front, side and rear. The Rear Garden is of a good size with a large, paved patio area running across the whole of the back of the house. Beyond this, the lawned garden is enclosed with tall brick walling and fencing, with mature borders stocked with a wide variety of shrubs, bushes, trees and plants. The garden enjoys a South facing and therefore sunny aspect.

A fantastic additional feature of the property is the Garden Room and Garden Deck with two sets of folding doors, wiring for a flat screen TV, infrared heaters and providing a fantastic all year round outside entertaining space.

Useful Garden Store.

This superb family home offers fantastic accommodation and really does need to be seen.

