



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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10 Ledward Lane

Bowdon, Altrincham, WA14 3AD



£1,195,000

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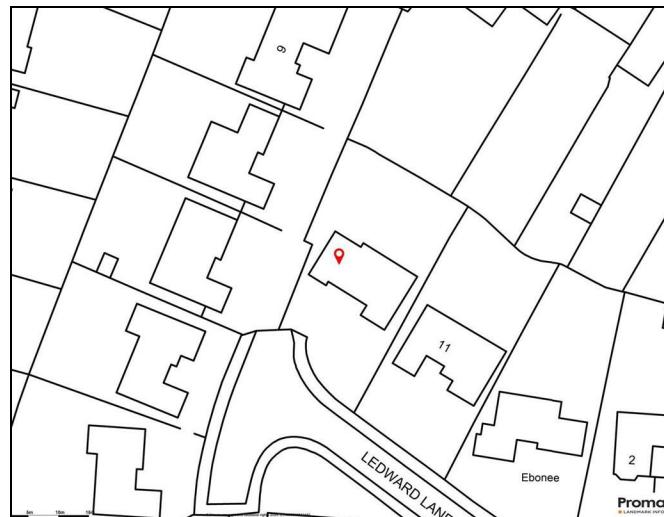
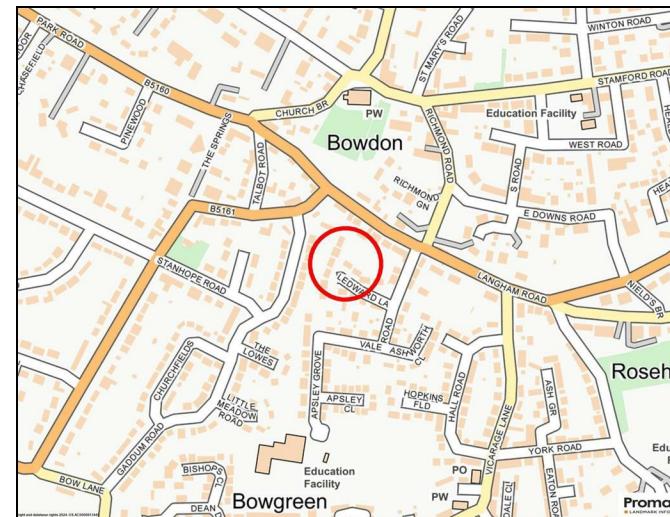
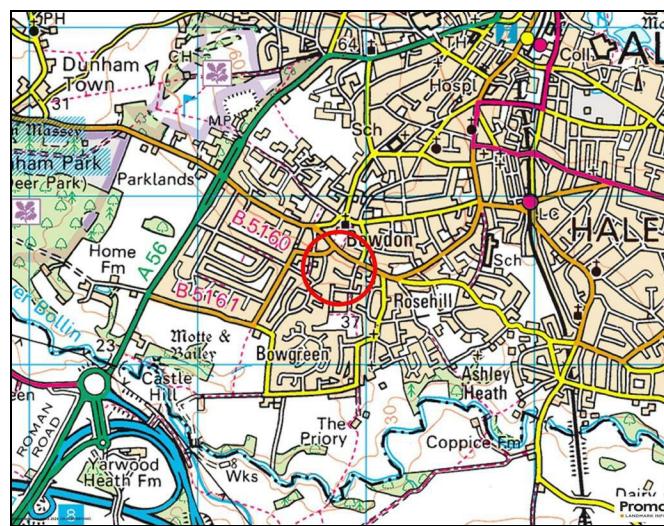
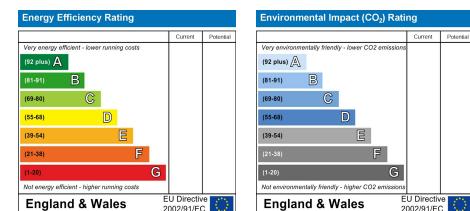


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## energy efficiency

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



# overview

A SUPERBLY PRESENTED, UPDATED AND IMPROVED DETACHED FAMILY HOME ON A GOOD SIZED GARDEN PLOT, POSITIONED ON A PEACEFUL CUL-DE-SEC IN A DESIRABLE LOCATION CLOSE TO EXCELLENT SCHOOLS. 2225 SQFT

Porch. Hall. GFWC. Study. Lounge. Dining Kitchen. Snug. Utility. Four Double Bedrooms. Two Bath/Shower Rooms. Driveway. Walled Garden



# in detail

A superbly presented, updated and improved Detached family home, positioned on this enormously desirable and peaceful cul de sac just off Vale Road in Bowdon and as such is within walking distance of The Bollin and Bowdon Church Schools, Altrincham Boys' and Girls' Grammar Schools and with Bollin Valley walks on the doorstep.

The property stands on a good sized, mature Garden plot with a deep Garden frontage, an attractive walled Garden to the rear and has family accommodation arranged over Two Floors, extending to 2225 square feet, providing Three Reception Rooms to the Ground Floor, in addition to a well appointed 350 square foot Dining Kitchen with folding doors onto the garden.

To the First Floor are Four excellent Double Bedrooms served by Two well appointed Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

A perfectly balanced family home in a great location.

Comprising:

Wide covered Porch. Spacious L shaped Hall with staircase to the First Floor and custom built cabinets.

Ground Floor WC.

Study with a wide window to the front.

Lounge with wide window to the front and fireplace feature. Double doors lead through to the:

350 square foot Dining Kitchen with folding doors and windows giving access to and enjoying aspects of the gardens. Parquet design flooring.

The Kitchen is fitted with a range of high gloss, laminate fronted units with integrated oven, hob, extractor fan, fridge and freezer units. A door leads through to the:

Family Room/Snug with garden aspect and with a fitted Utility Room beyond.

First Floor Landing with storage cupboard.

Principal Bedroom One. A superbly proportioned room with built in wardrobes and served by a well appointed En Suite Shower Room.

Bedroom Two with two windows to the front.

Bedrooms Three and Four both overlook the rear.

The Bedrooms are further served by the well appointed Family Bathroom fitted with a four piece white suite and chrome fittings, including a separate shower cubicle.

Externally, the property is approached via a Driveway providing good off street Parking. There is a deep, lawned Garden frontage rendering the property to be well set back from the road, enclosed with mature trees with laurel and beech hedging providing excellent screening and with a Sitting Porch to the front of the house designed to maximise the South facing sun.

There is access down both sides of the house to the rear Garden which is of an excellent size, with a block paved patio across the whole of the back of the house, accessed via the doors from the Dining Kitchen.

Beyond, the Garden is laid to lawn, retained within reclaimed brick walling, with stocked borders of shrubs, bushes and plants and substantial trees within the boundaries of this and neighbouring properties providing an attractive outlook and excellent screening.

This lovely garden setting completes a first class family home in a great location.

- Freehold
- Council Tax Band G

