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INDEPENDENT ESTATE AGENTS  
 PROPERTY SALES AND RENTALS



WATERSONS

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# The Ridge Richmond Road

Bowdon, Altrincham, WA14 2TT



£850,000





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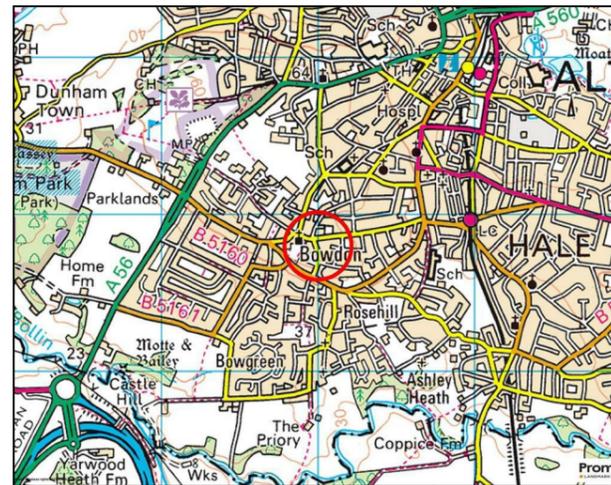
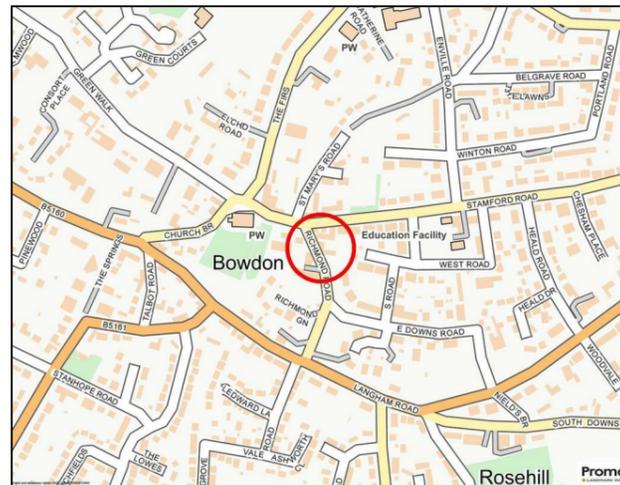
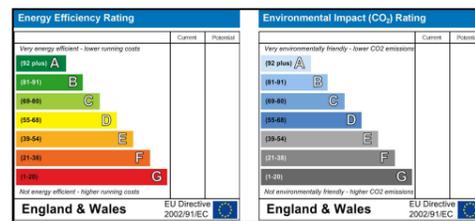


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## energy efficiency

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



# Overview

A DECEPTIVELY SPACIOUS, MOST INTERESTING AND ENORMOUSLY ATTRACTIVE GEORGIAN TERRACED PROPERTY WITH VERSITILE ACCOMMODATION ARRANGED OVER FOUR FLOORS, DESIRABLY LOCATED IN THE HEART OF OLD BOWDON. 1848SQFT

Hall. Lounge. Dining Kitchen. Reception Room. Laundry Room. Utility. Guest WC. Four Bedrooms. Family Bathroom. Gated Entrance. Parking Area. Garage. Courtyard 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 really interesting and enormously attractive Georgian Terraced Property with versatile accommodation arranged over Four Floors, extending to approximately 1850 square feet and positioned literally right in the heart of 'Old Bowdon' at the junction of Stamford Road and Richmond Road with the historic Griffin and Stamford Arms Public Houses on the doorstep and with aspects towards Bowdon Church.

The property is deceptive, not only in its accommodation but also in its plot since it has a shared vehicle access to the rear of the property providing off street parking for at least two vehicles in addition to a Garage as well as Courtyard Garden Areas.

The accommodation itself provides a Lounge and Dining Kitchen to the Ground Floor, a further Reception Room, Laundry Room, Utility and WC to the Lower Ground Floor Converted Cellars and there are Four Bedrooms over the Two Upper Floors served by a spacious Family Bathroom.

The property has attractive character features retained to include high cornice ceilings and attractive multi-paned sash windows and is well-maintained and presented throughout but also offers the opportunity for the incoming purchaser to update and improve to their own specification.

A really charming and unique property in a wonderful location.

Comprising:

Entrance Hall with fanlight window. Hall with central spindled balustrade staircase leading to the Upper and Lower Floors and doors to the Ground Floor Accommodation.

Lounge with attractive fireplace feature. Corniced ceiling. Paned window to the front.

Dining Kitchen with window and door overlooking and giving access to the Courtyard Garden and fitted with a range of painted finish wood fronted units with built in oven and hob.

From the Lower Ground Floor Hall is access to a Sitting Room with a window to a lightwell to the front and fireplace feature, in addition to a Laundry Room/Storage, Utility Area and Guest WC.

First Floor Landing with a continuation of the staircase to the Second Floor.

Principal Bedroom One. A lovely Double Bedroom with Georgian paned windows to the front and side.

Bedroom Two/Dressing Room with a paned window to the rear.

Spacious Family Bathroom with paned window to the rear and a white suite with bath and shower over, wash hand basin and WC.

Second Floor Landing with extensive built-in storage and with doors leading to Two further Double Bedrooms.

Bedroom Three with paned window to the front looking towards Bowdon Church. Built-in wardrobes.

Bedroom Four with paned window enjoying a far-reaching aspect to the rear. Built-in wardrobes.

Externally, the Garden to the front of the property is stone paved with steps to the front door.

To the rear, the property is accessed via West Road. There is a remote controlled gated shared entrance serving this and just one other property with a right-of-way access across the neighbours parking area to the parking area serving The Ridge. This is gravelled with a stone paved pathway and brick wall enclosure with

parking for at least two vehicles, if not three and in turn leads to the Detached brick-built Garage.

A path leads down the side of the Garage to a walled Courtyard Garden with stocked borders and paving and useful Garden Store. A stone paved pathway leads to the further Courtyard which is also stone paved and accessed via the Dining Kitchen.

This completes a really interesting property in a fabulous location.

- FREEHOLD PROPERTY
- COUNCIL TAX BAND - F

Approx Gross Floor Area = 1848 Sq. Feet  
= 171.7 Sq. Metres

