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£1,250,000

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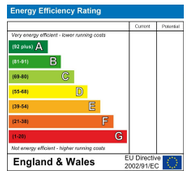
overview

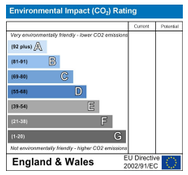
AN IMMACULATELY PRESENTED FIVE BEDROOM DETACHED FAMILY HOME SET ON A MATURE GARDEN PLOT POSITIONED IN ONE OF THE AREA'S MOST DESIRABLE LOCATIONS IN THE HEART OF OLD BOWDON, READY TO MOVE INTO YET OFFERING SUPERB POTENTIAL TO EXTEND AND REMODEL. 2398SQFT

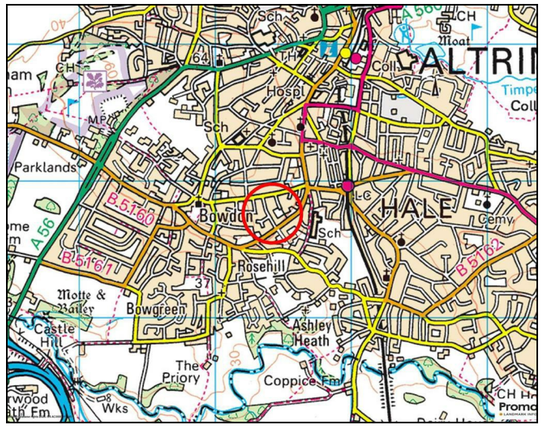
Porch. Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Five Double Bedrooms. Two Bath/Shower Rooms. Driveway. Double Garage. Lovely Garden.

energy efficiency

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







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

An immaculately presented and maintained Detached family home standing on a lovely mature Garden plot, located on this enormously desirable road just off Stamford Road in the heart of 'Old Bowdon' midway between Hale Village with its range of fashionable shops, restaurants and bars and Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter. In addition, Altrincham Boys' and Girls' Grammar Schools are both within walking distance.

The property has been well cared for throughout the seller's long period of ownership with a recently refitted Kitchen and En Suite Bathroom and now offers excellent potential for a purchaser to update and improve to a modern specification.

The accommodation extends to approximately 2,400 square feet, including a large Integral Garage, and there is excellent scope to extend and remodel further to create a more substantial family home, which would be entirely in keeping with the immediately surrounding properties. Indeed, the adjacent neighbouring property which was originally of the same design has undertaken such improvements.

The accommodation provides Two spacious Reception Rooms to the Ground Floor, in addition to a large Breakfast Kitchen and Ground Floor WC. To the First Floor are Five excellent Double Bedrooms served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

Externally, there is a Driveway providing extensive Parking, leading to the integral Double Garage. There is a deep Garden frontage laid principally to lawn, whilst the rear Garden has area has a wide patio returning across the whole of the back of the house. Beyond, the Garden is laid to lawn with tall hedge and fence borders, providing excellent screening and an attractive outlook from the principal rooms.

A fantastically located property, ready to move into, but with superb additional potential.

Comprising:

Entrance Porch. Hall with staircase to the First Floor Landing. Cloakroom and Ground Floor WC.

Lounge. A through room with bow window to the front and French doors and windows giving access to enjoying aspects of the gardens. Stone fireplace surround with open grate fire.

Glazed sliding doors to the Dining Room with the window overlooking the rear, also accessed via the Hall.

Connecting door to the Breakfast Kitchen with garden aspect and access and fitted with a range of high gloss finished units with granite worktops over with integrated Siemens appliances to include two ovens, a microwave, hob, extractor fan, fridge freezer and dishwasher.

First Floor Gallery Landing with the window to the front. Airing cupboard.

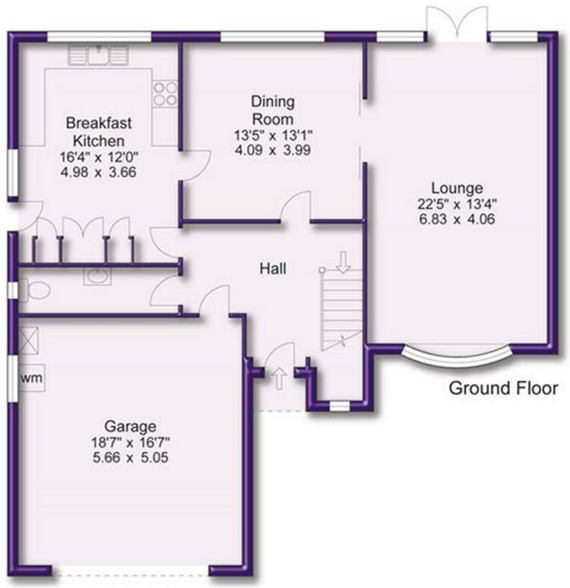
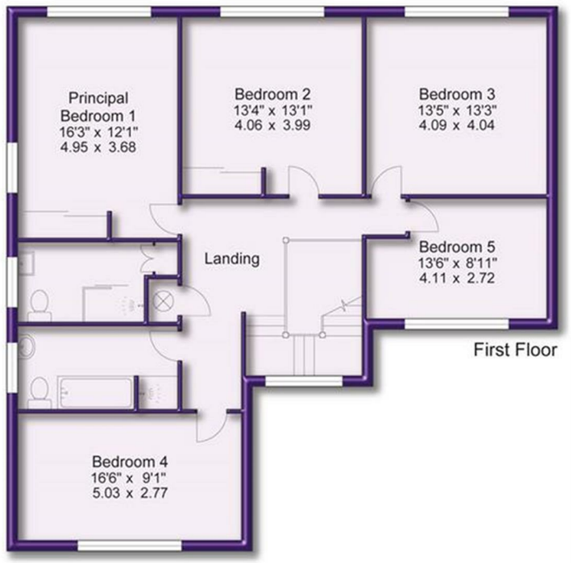
Principal Bedroom One with windows to the side and rear overlooking the garden. Mirror fronted wardrobe.

This Bedroom is served by the well appointed, refitted En Suite Shower Room with the Villeroy & Boch suite with Hansgrohe fittings, providing a large shower and cubicle, wash and basin with toiletry cupboards and WC. Floor to ceiling, linen and storage cupboard.

Bedrooms Two and Three enjoy views over the rear garden, while Bedrooms Four and Five overlook the front of the property. All are generously sized Double Bedrooms

The Bedrooms are further served by the Family Bathroom fitted with an original suite with separate shower cubicle.

A really lovely family home in an absolutely first class location.

- Freehold
- Council Tax Band G

Approx Gross Floor Area = 2410 Sq. Feet
= 223.8 Sq. Metres