



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,550,000

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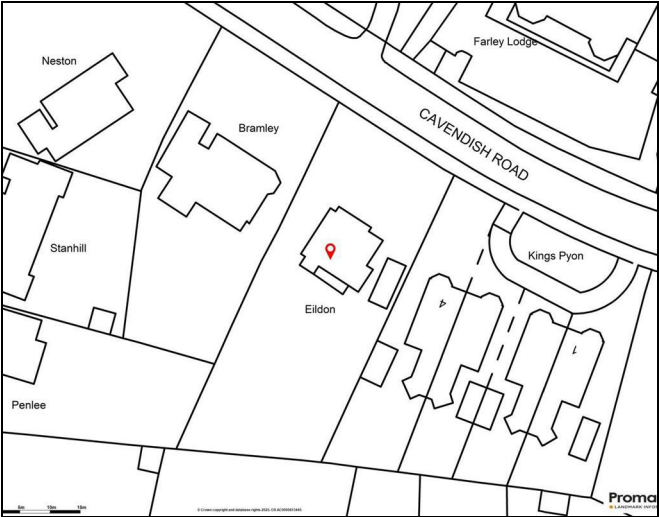
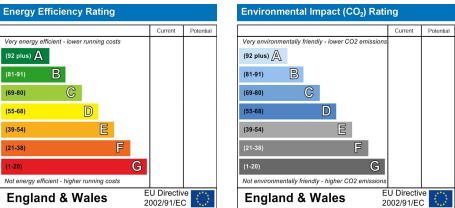


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energy efficiency

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



overview

AN IMMACULATELY PRESENTED, TRADITIONAL DETACHED FAMILY HOME STANDING ON A WONDERFUL 0.33 ACRE GARDEN PLOT AND OFFERING EXCELLENT ADDITIONAL POTENTIAL, SUPERBLY LOCATED WITHIN WALKING DISTANCE OF HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 2345sqft.

Porch. Hall. WC. Lounge. Family Room. Study. Dining Kitchen. Four Double Bedrooms. Three Bath/Shower Rooms. External Parking. Long length Garage. Stunning Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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 traditional Detached family home standing on a wonderful, mature 0.33 acre plot with South facing rear Garden and positioned in this enormously desirable location within a short distance of Hale Village with its range of fashionable shops, restaurants and bars and Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink.

In addition, the property is within walking distance of Altrincham Boys and Girls Grammar Schools.

The property has accommodation extending to approximately 2345 square feet including a Detached long Garage and is immaculately presented throughout, but at the same time offers enormous potential to extend and enhance the property further which will be entirely in-keeping with many of the surrounding higher value properties. The nature of the plot makes this particularly possible.

As it stands, the accommodation provides Three Reception Rooms to the Ground Floor arranged off a large central Hall in addition to the Dining Kitchen and has Four Double Bedrooms to the First Floor served by Three well-appointed Bath/Shower Rooms, Two being En Suite.

A really lovely Family Home with a perfect Garden setting in a first class location.

Comprising:

Entrance Porch. Hall with a window to the front. Staircase to the First Floor with storage cupboard beneath.

Cloak Room with tiled flooring. Built-in units and sink and also housing plumbing for the washing machine. Door to the Ground Floor WC with a white suite and window to the side.

Lounge with an arched opening to a wide bay window to the front and a York Minster stone design fireplace surround with living flame fire. Further window to the side.

Family Room with a French door and windows to a Sun Loggia sitting area onto the rear garden. Further window to the side. Fireplace surround with living flame fire.

Study, also ideal as a Playroom with a window to the front.

Dining Kitchen with three windows and a door enjoying aspects of and giving access to the rear garden.

The Kitchen is fitted with an extensive range of white solid wood units with worktops over and two inset sink units. Tiled flooring throughout. Freestanding Lacanche Range cooker with five gas burners and double oven which maybe available to the incoming purchaser subject to negotiation. Integrated dishwasher, two fridges and freezer.

First Floor Landing with panelled doors to the Bedrooms

Bedroom One. An excellent Double Bedroom with an arched opening to a wide bay window to the front and a further window to the side.

Bedroom Two with a window enjoying a fantastic rear garden view.

Bedroom Three, also with a rear garden view and built-in wardrobes.

This Bedroom is served by a spacious En Suite Bathroom with a suite in white with chrome fittings, including separate shower cubicle.

Bedroom Four with window to the front. Built-in wardrobes.

This Bedroom is served by an En Suite Shower Room with a suite in white with chrome fittings and window to the side.

The Bedrooms are further served by the Family Bathroom which is positioned adjacent to the Principal Bedroom with a window to the front and fitted with a white suite with chrome fittings, including a large separate shower cubicle with multi-jet system.

Externally, the front of the property is approached via a gravelled Driveway which returns across the front of the house providing extensive Parking, and in turn leads to the long length Detached Garage.

The property stands on a really beautiful, mature Garden plot extending to approximately 0.33 of an acre. A plot size seldom found in this particular location so close to Hale and Altrincham.

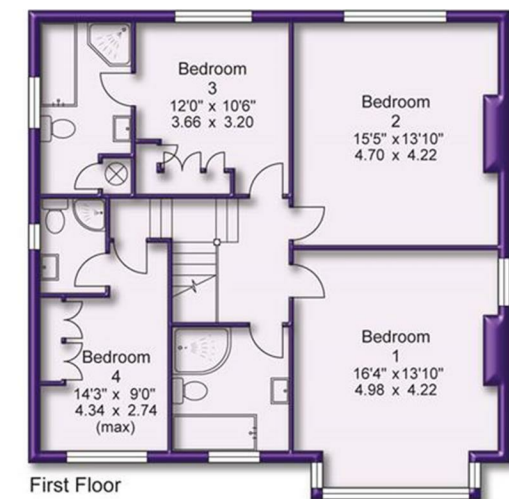
The front Garden is laid to lawn with stocked borders and retained from the road by way of privet hedging.

The plot widens from front to rear with a truly beautiful back Garden, views of which can be enjoyed from all the rooms to the rear and from a wide Sun Loggia sitting area accessed from the Kitchen and the Family Room.

The Garden is laid to a large expansive lawn with deep borders, part original Victorian brick wall enclosure, tall hedging and substantial trees within the boundaries of this and neighbouring properties providing an excellent outlook. The Garden enjoys a South facing aspect and enjoys sun throughout the day.

This perfect Garden setting completes this excellent Family Home within a truly first class location.

- Freehold
- Council Tax Band G



Approx Gross Floor Area = 2345 Sq. Feet
(inc. Garage and Sun Loggia) = 217.9 Sq. Metres
Approx Gross Floor Area = 1950 Sq. Feet
(exc. Garage and Sun Loggia) = 181.2 Sq. Metres

