



2 ELCHO COURT ELCHO ROAD | BOWDON

OFFERS OVER £800,000

A tastefully appointed town house offering exceptional living space and forming part of an exclusive development in a prestige location.

The superbly presented accommodation briefly comprises enclosed porch, entrance hall, dining room, sitting room with feature fireplace, contemporary fitted kitchen with integrated appliances, cloakroom/WC, study, master bedroom with dressing room and en suite shower room/WC, guest bedroom with en suite shower room/WC, two further double bedrooms and family bathroom/WC.

PVCu double glazing and gas central heating. Attached garage. Southerly facing rear gardens.

POSTCODE: WA14 2TB

DESCRIPTION

Elcho Court is an exclusive development of four town houses grouped around a central courtyard and standing within mature well maintained grounds.

This property occupies an enviable position on a private cul de sac with a south westerly aspect to the rear to enjoy the sunshine throughout the day and into the evening. Ideal for entertaining during the summer months the private rear gardens are certainly a feature and include an almost full width stone paved terrace approached through French windows from the sitting room. Laid mainly to lawn with raised flower beds, surrounding well stocked borders and screened by a variety of trees all of which combines to create an attractive setting.

Ideally placed approximately equidistant between the village of Hale with its range of fashionable restaurants and individual shops and the shopping centre of Altrincham with its highly popular Market House and Metrolink commuter service into Manchester. The location is also ideal for access to the surrounding network of motorways and Manchester Airport and lies within the catchment area of highly regarded primary and secondary schools.

The accommodation is superbly proportioned throughout and incorporates rooms of generous size tastefully appointed and with quality fittings. At ground floor level the naturally light sitting room overlooks the delightful grounds through tall windows and features a period style fireplace surround with living flame gas fire set upon a stone hearth. The adjacent dining room is approached through double opening doors from the entrance hall and the breakfast kitchen is fitted in a contemporary style complete with a range of integrated appliances and access onto the rear terrace. There is also a cloakroom/WC with ample space for hanging coats and jackets.

On the first floor are three double bedrooms. A guest bedroom with fitted furniture also benefits from an en suite shower room and two further bedrooms are served by the modern family bathroom/WC.

To the upper floor is the exceptional master bedroom with two balconies providing remarkable views in a southerly direction. This suite also features an adjoining dressing room and newly refitted en suite shower room/WC. The accommodation is completed on this level by a study which may prove invaluable for those choosing to work from home.

Externally the attached garage with remotely operated door also has access to the entrance hall. In addition there is a utility area and storage space within the loft.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Approached over a block paved pathway flanked by lawn. Hardwood glazed/panelled front door. Tiled floor. Opaque glass door to:

ENTRANCE HALL

An L-shaped reception area with wood effect Amtico flooring. Staircase to the first floor. Recessed LED lighting. Radiator. Small pane double opening doors to:

DINING ROOM

14'6" x 9'3" (4.42 x 2.82)

Ideal for formal entertaining with the continuation of the wood effect Amtico flooring. PVCu double glazed window to the front. Recessed low voltage lighting. Coved cornice. Radiator.

SITTING ROOM

20'3" x 12'7" (6.17 x 3.84)

A spacious reception room with the focal point of a period style fireplace surround and living flame gas fire framed in brass set upon a stone hearth. PVCu French windows opening onto the stone paved rear terrace. Two tall PVCu double glazed windows overlooking the gardens. Coved cornice. Recessed low voltage lighting. Radiator.

BREAKFAST KITCHEN

14'10" x 10'8" (4.52 x 3.25)

Fitted with a range of contemporary high gloss wall and base units beneath granite effect heat resistant work surfaces/up-stands and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Peninsula breakfast bar. Integrated appliances include a double electric fan oven/grill, four ring ceramic hob with glass splash-back and stainless steel chimney cooker hood above, fridge and dishwasher. PVCu double glazed door to the rear terrace. PVCu double glazed window to the rear. Wood effect Amtico flooring. Recessed LED lighting. Radiator.

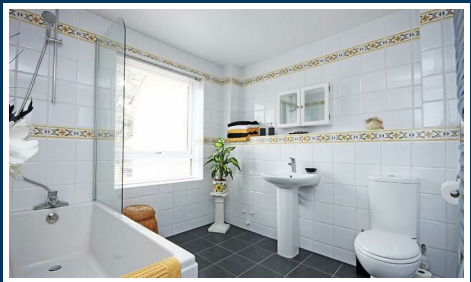
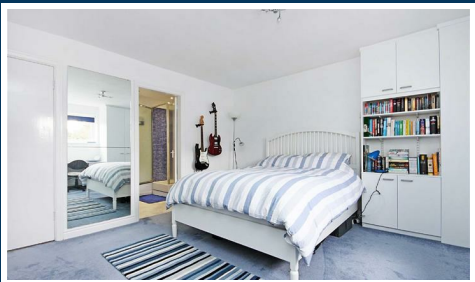
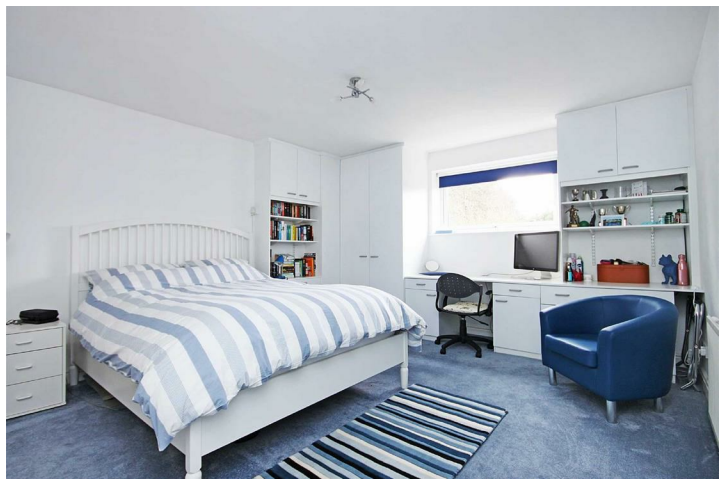
CLOAKROOM/WC

White/chrome wall mounted semi circular wash basin with mixer tap and low level WC. Hanging rail with space for hanging coats and jackets. Extractor fan.

FIRST FLOOR

LANDING

Staircase to the second floor.



BEDROOM TWO

14'2" x 12'7" (4.32 x 3.84)

Fitted furniture including wardrobes, twin pedestal dressing table, cupboards and display/book shelves. PVCu double glazed window to the rear. Radiator.

EN SUITE SHOWER ROOM/WC

9'3" x 5'7" (2.82 x 1.70)

White/chrome pedestal wash basin with mixer tap and low level WC. Corner tiled enclosure with thermostatic shower. Mirror fronted cabinet. Tiled walls. Recessed LED lighting. Extractor fan. Radiator.

BEDROOM THREE

14'2" x 10'9" (4.32 x 3.28)

Fitted mirror fronted wardrobes and dressing table beneath a PVCu double glazed window overlooking the rear gardens. Recessed wash basin with cupboards beneath. Radiator.

BEDROOM FOUR

14'5" x 7'11" (4.39 x 2.41)

A further double bedroom with two PVCu double glazed windows to the front. Radiator.

FAMILY BATHROOM/WC

10'10" x 9'1" (3.30 x 2.77)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap and screen above, pedestal wash basin with mixer tap and low level WC. Mirror fronted cabinet. Tiled walls. Tile effect flooring. PVCu double glazed window to the front. Chrome heated towel rail.

SECOND FLOOR

LANDING.

PVCu double glazed window to the front.

STUDY

Velux window. Spotlights.

BEDROOM ONE

18'4" x 13'3" (5.59 x 4.04)

A superb master bedroom with two sets of PVCu double glazed French windows opening onto balconies with wrought iron balustrades providing far reaching tree lined views. Recessed lighting. Radiator. Archway to:

DRESSING ROOM

10'8" x 5'4" (3.25 x 1.63)

Ample space for fitted furniture alongside a storage cupboard with shelving. Spotlights. Radiator.

EN SUITE SHOWER ROOM/WC

9'0" x 5'7" (2.74 x 1.70)

Newly refitted with a white/chrome vanity wash basin with mixer tap and low level WC. Corner tiled enclosure with thermostatic shower and hand held attachment. Mirror fronted cabinet. Tiled walls. Stone effect flooring. Recessed LED lighting. Eaves storage with shelving and housing the hot water cylinder. Chrome heated towel rail.

OUTSIDE

ATTACHED GARAGE

20'4" x 9'10" (6.20 x 3.00)

Remotely operated up and over door. Utility area with space for a fridge, freezer, automatic washing machine and tumble dryer. Wall mounted gas central heating boiler. Light and power. Internal door.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession on completion.

TENURE

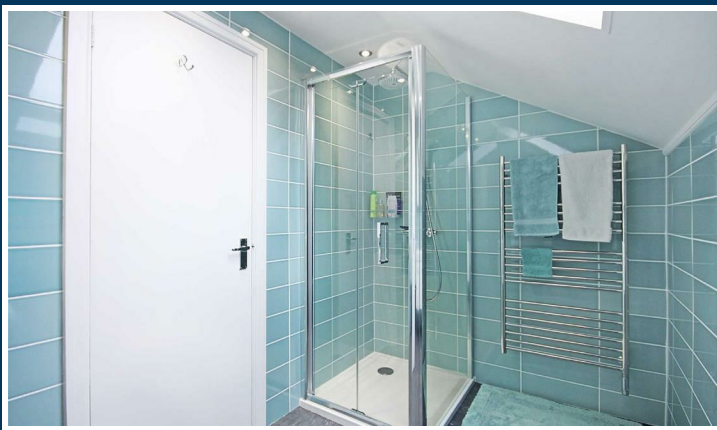
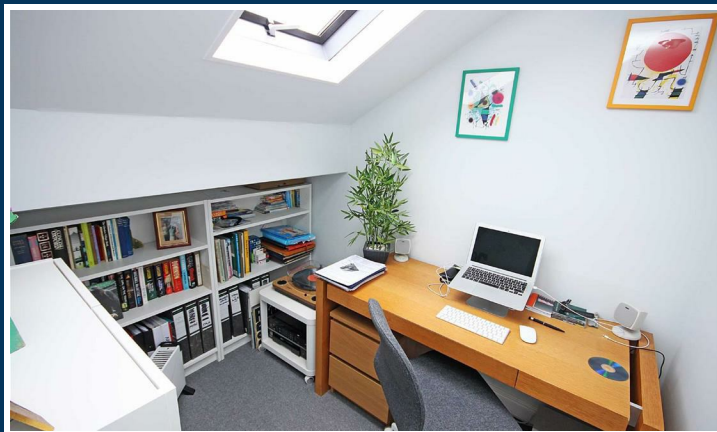
We are informed the property is held on a Leasehold basis for the residue of 999 years. This should be verified by your solicitor.

COUNCIL TAX

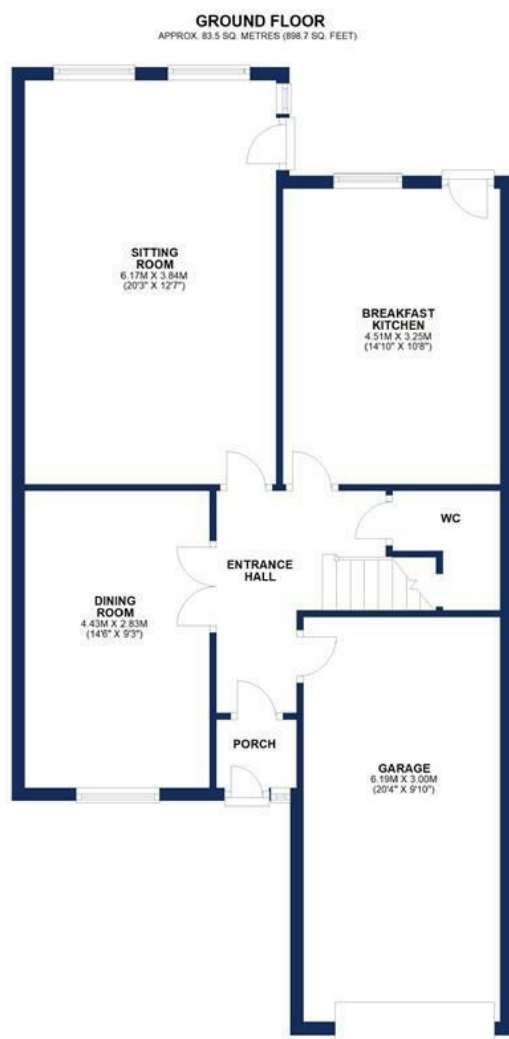
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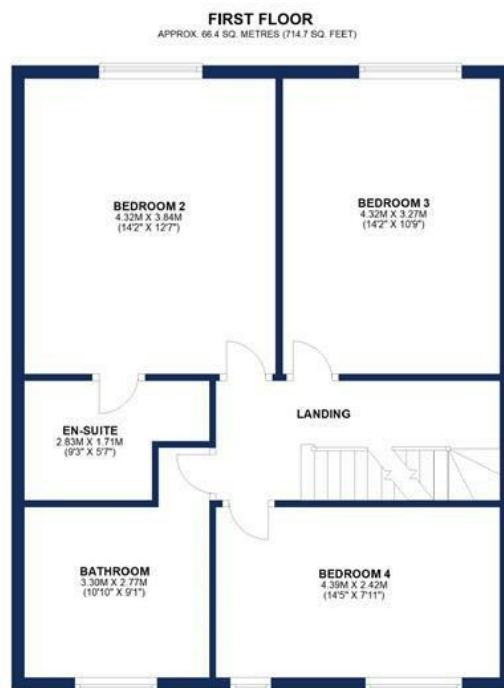
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TOTAL AREA: APPROX. 198.4 SQ. METRES (2135.4 SQ. FEET)
Floorplans For Illustrative Purposes Only



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