



**I ASH GROVE | BOWDON**

**OFFERS OVER £550,000**

**\*\*\*NO ONWARD CHAIN\*\*\*** A detached family home positioned in a quiet cul de sac and within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises entrance hall, cloakroom/WC, spacious sitting room, dining room, conservatory, fitted kitchen, master bedroom with en-suite shower room, two further double bedrooms and bathroom/WC. Off road parking and attached garage. Westerly facing gardens to the rear. Viewing is highly recommended.

POSTCODE: WA14 3EG

## DESCRIPTION

A modern detached family home occupying an excellent position nestled within this quiet cul de sac. The location is ideal being within the catchment area of highly regarded primary and secondary schools including The Bollin Primary School and Bowdon Church of England School and local shops can be found within easy reach on Vicarage Lane. The property is also well placed for the surrounding network of motorways and the Metrolink station in Altrincham and train station in Hale providing a commuter service into Manchester.

The superbly proportioned accommodation is well maintained throughout and a entrance hall to the front provides access onto the adjacent cloakroom/WC and also the impressive full width sitting room. From the sitting room and towards the rear of the property is a separate dining room with adjacent breakfast kitchen which has access to the side. The ground floor accommodation is completed by the conservatory with doors to the rear patio and gardens beyond. To the first floor the master bedroom benefits from an en-suite shower room/WC and there are two further double bedrooms serviced by the family bathroom/WC.

Externally the driveway provides off road parking to the front and access to the garage. The garage has an up and over door and further door to the rear and benefits from light and power. Immediately to the rear is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and benefitting from a westerly aspect to enjoy the sun throughout the afternoon and into the evening.

A superb family home ideally located and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVCu double glazed front door. Tiled floor. Opaque PVCu double glazed toplight.

#### CLOAKROOM

With a WC and vanity wash basin. Radiator. Tiled floor. Opaque PVCu double glazed window to the front. Dado rail. Ceiling cornice. Tiled splashback.

#### SITTING ROOM

**20'2" x 15'3" (6.15m x 4.65m)**

Running the full width of the property with PVCu double glazed window to the front and opaque PVCu double glazed window to the side. Two radiators. Ceiling cornice. Living flame gas fire. Television aerial point. Access to:

#### DINING ROOM

**10'9" x 8'11" (3.28m x 2.72m)**

With tiled floor. Radiator. Sliding PVCu double glazed door provides access to:

#### CONSERVATORY

**11'11" x 11'8" (3.63m x 3.56m)**

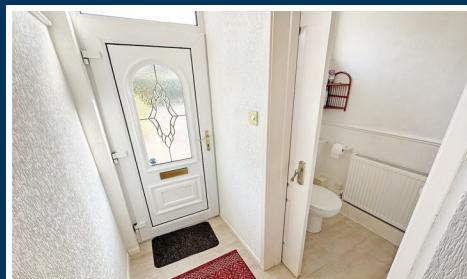
With PVCu double glazed double doors providing access to the garden. Tiled floor. Light and power. Wall mounted heater. Television aerial point.

#### BREAKFAST KITCHEN

**12'2" x 9'0" (3.71m x 2.74m)**

Fitted with a comprehensive range of natural wood units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for cooker. Integrated fridge and freezer. Space for washing machine and dishwasher. Tiled splashback. PVCu double glazed window overlooking the rear garden. PVCu double glazed door provides access to the side. Radiator. Breakfast bar.

### FIRST FLOOR



## LANDING

Loft access hatch with pull down ladder to loft space.

## BEDROOM 1

13'8" x 9'3" (4.19m x 2.82m)

With PVCu double glazed window to the front. Fitted storage cupboard. Radiator.

## EN-SUITE

9'5" x 9'4" (2.87m x 2.84m)

Fitted with a white suite with chrome fittings comprising tiled shower cubicle, pedestal wash hand basin and WC. Heated towel rail. Opaque PVCu double glazed window to the rear. Part tiled walls. Access to airing cupboard housing combination gas central heating boiler. Extractor fan. Recessed low voltage lighting.

## BEDROOM 2

12'4" x 11'2" (3.76m x 3.40m)

With PVCu double glazed window to the front. Fitted wardrobes. Radiator.

## BEDROOM 3

9'0" x 8'0" (2.74m x 2.44m)

With PVCu double glazed window to the front. Radiator. Fitted wardrobe with overhead cupboard. Laminate flooring.

## BATHROOM

6'11" x 6'0" (2.11m x 1.83m)

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower, wash hand basin and WC. Opaque PVCu double glazed window to the side. Part tiled walls. Recessed low voltage lighting. Extractor fan. Heated towel rail.

## OUTSIDE

## GARAGE

15'3" x 8'6" (4.65m x 2.59m)

With up and over door to the front plus further door to the rear. Light, power and water feed.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "F"

## TENURE

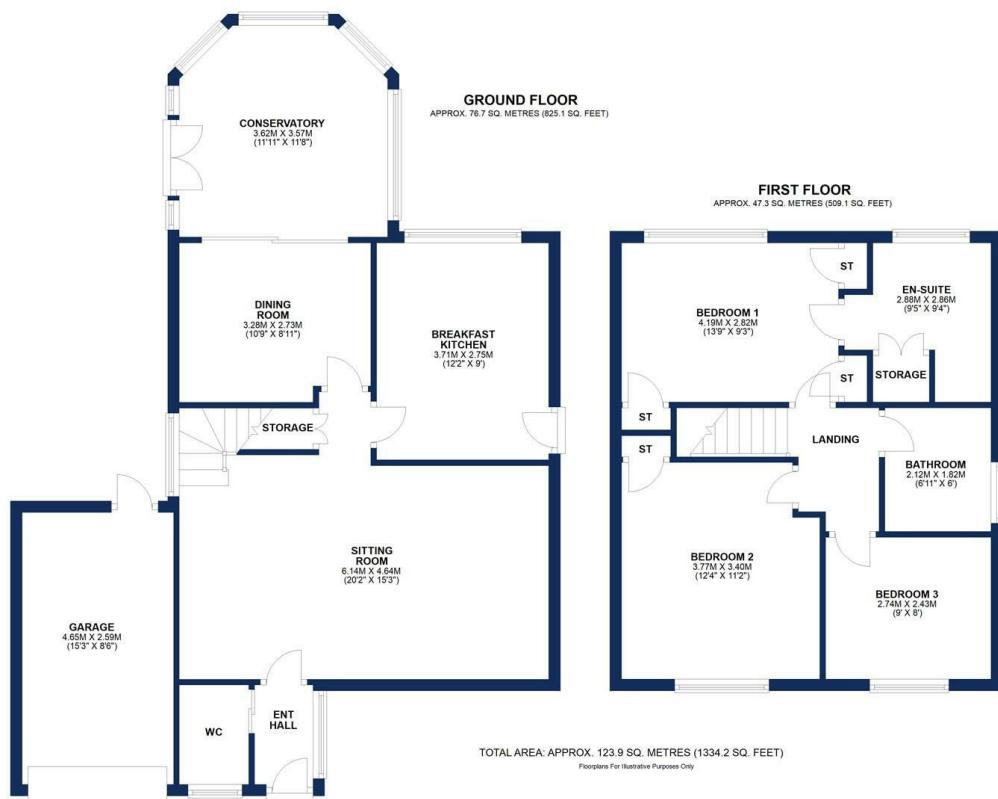
We are informed the property is Freehold. This should be verified by your Solicitor.

## NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



**HALE BARNs**  
292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011  
E: HALEBARNs@IANMACKLIN.COM

**HALE**  
OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510  
E: HALE@IANMACKLIN.COM

**TIMPERLEY**  
385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654  
E: TIMPERLEY@IANMACKLIN.COM