



10 Bow Green Road, Bowdon, Cheshire WA14 3LY



Collection

£1,250,000



GROUND FLOOR ACCOMMODATION

The property offers spacious and extremely versatile living accommodation that is arranged around a large and welcoming entrance hall with attractive wooden flooring and glass balustrade to the staircase. There are four generous reception rooms including an impressive 30ft principal reception room that incorporates the living and dining rooms. There is also a contemporary kitchen with extremely useful utility room.

FIRST & SECOND FLOOR ACCOMMODATION

At first floor there are excellent sized bedrooms and three stylish bath/shower rooms. The magnificent master bedroom has been redesigned in recent years and includes a large dressing room with fitted wardrobes and a contemporary shower room. The second bedrooms also has its own en suite shower room and enjoys views over the lawned gardens below. There are two further double bedrooms that are served by the family bathroom. The top floor of the property offers spacious and versatile accommodation. The fifth bedroom is currently used as an additional sitting room but could easily be converted into an additional bedroom suite with bath/shower room. There is a study area, perfect for those who work from home and an additional loft room.

GARDENS

The property stands in a large plot that extends to approximately one third of an acre. The house is set well back from the road and a recently laid driveway provides off road parking and turning space for a number of vehicles. There is a generous lawned garden to the front of the property which is fringed by laurel hedging. To the rear of the house there is a large patio with steps leading up to a fantastic lawned garden with brick built retaining walls. The current owners have recently created a delightful decked terrace area which is ideal for outside entertaining. There is a detached double garage and an additional driveway which is approached via a second driveway with secure gates from Langham Road.

DIRECTIONS

Leaving Hale Village via Ashley Road, proceed through the level crossings passing the train station on the right hand side. At the traffic lights turn left onto Langham Road. Continue along Langham Road and take the fourth turning on the left into Bow Green Road. Follow the road to the right and the property will be found after a short distance on the right hand side. **Hale Village 1 mile / Altrincham Town Centre 1 mile / Manchester Airport 7.5 Miles / Manchester City centre 14 miles.**

- Detached Family Home
- Sought After Setting
- 3184 sq ft of Accom.
- Four Reception Rooms
- Kitchen & Utility Room
- Five Bedrooms
- Three Bath/Shower Rms
- Double Garage
- Large Gardens

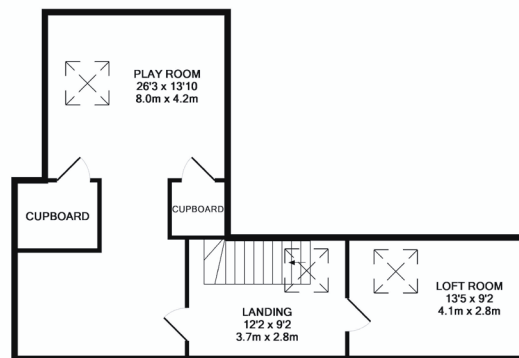
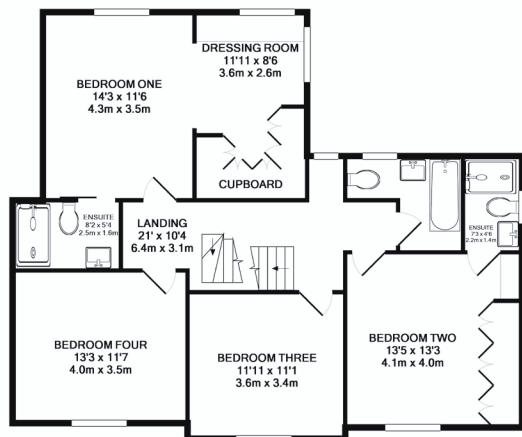
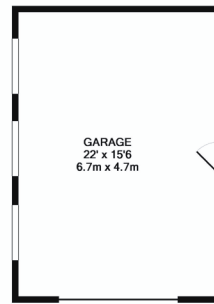
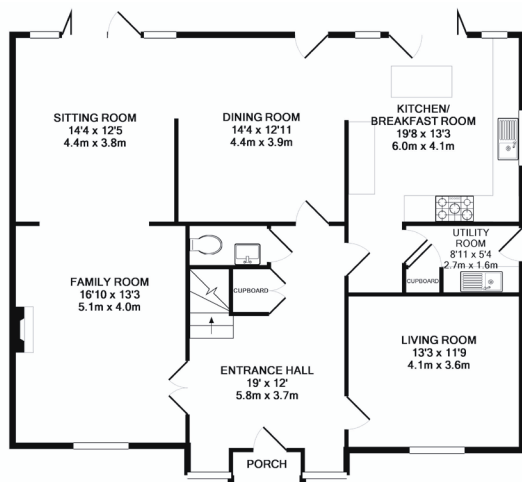




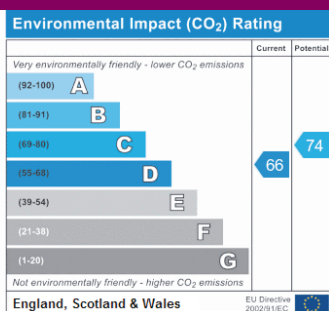
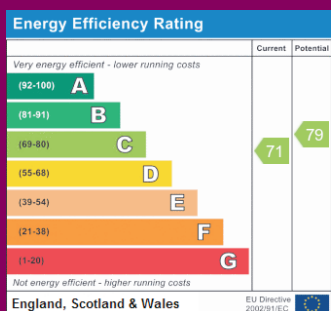
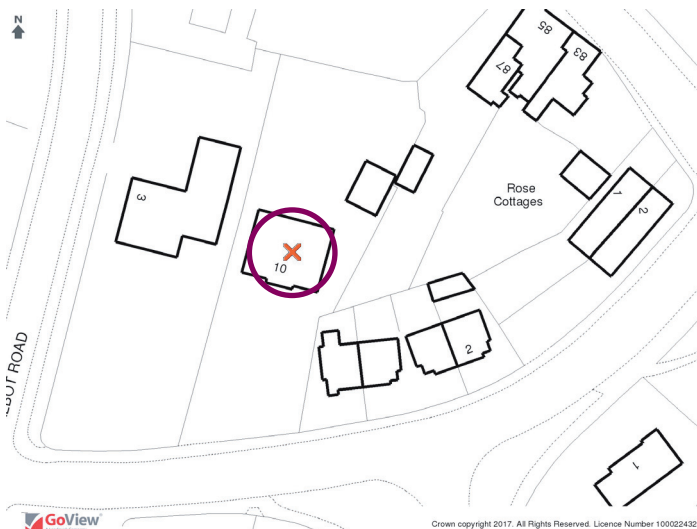
LOCATION

Bow Green Road is undoubtedly one of the most popular and prestigious addresses in Bowdon. The road is home to some of the area's most impressive residences - many of which have been constructed in recent years. It lies approximately one mile away from Hale Village which is one of the most sought after genuine villages in South Manchester providing a range of shops catering for all everyday needs together with many restaurants and bars. Nearby Altrincham town centre houses many of the larger store chains and has a thriving market scene. Both centres are lively places to visit in the evening. Schooling for children of all ages and denominations, both in the state and private sector, is very well provided for locally, as are recreational facilities. For the commuter, easy access is gained to all of the surrounding commercial centres via the first class road and rail network, including the now famous Metrolink tram.





TOTAL APPROX. FLOOR AREA 3184 SQ.FT. (295.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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