



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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10 East Downs Road

Bowdon, Altrincham, WA14 2LQ



£1,475,000

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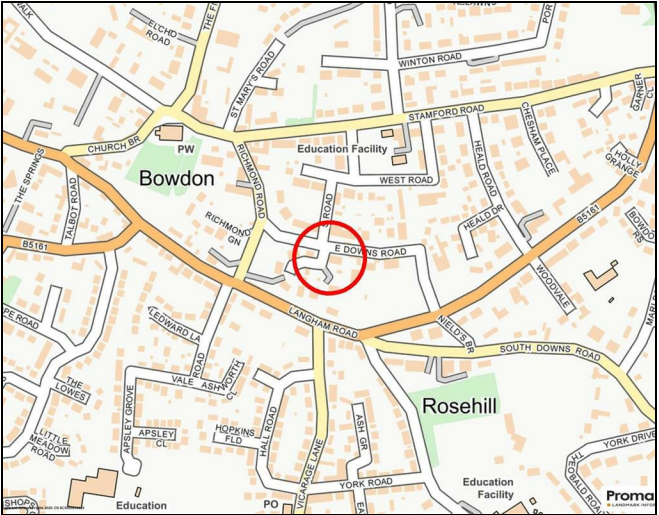
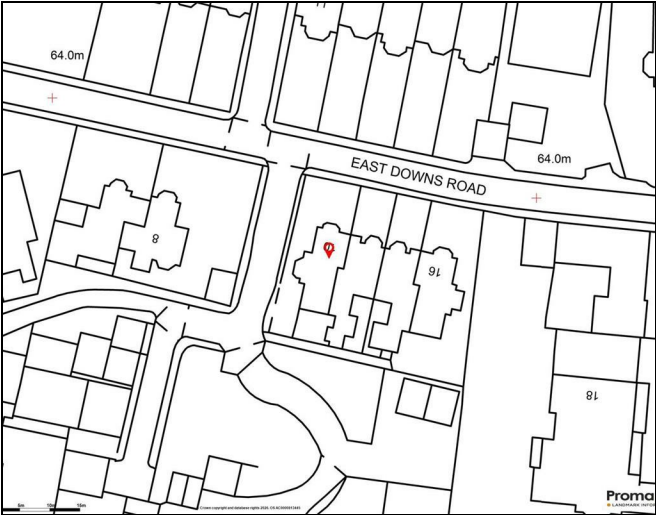
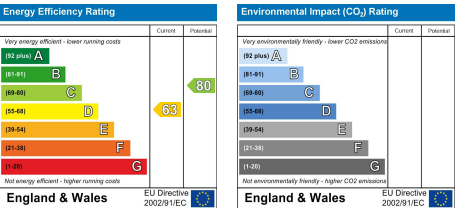


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energy efficiency

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



overview

A STUNNING VICTORIAN END TERRACE PROPERTY, COMPREHENSIVELY RENOVATED TO CREATE A STYLISH HOME ARRANGED OVER FOUR FLOORS, SUPERBLY LOCATED ON ONE OF THE MOST DESIRABLE ROADS IN THE HEART OF OLD BOWDON, MIDWAY BETWEEN HALE VILLAGE AND ALTRINCHAM. 2327SQFT

Porch. Lounge. Dining Room. Breakfast Kitchen. Living Room/Home Study. Utility. WC. Three Double Bedrooms. Two Bath/Shower Rooms. Driveway. Gardens. South facing Courtyard.



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

A beautiful Victorian End Terraced property comprehensively renovated, updated and improved to create a truly stylish family sized home that perfectly blends traditional period features and modern design themes throughout.

The property is located on probably one of the most desirable roads in the heart of Old Bowdon and as such is positioned midway between Hale Village with its range of fashionable shops, restaurants and bars and Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink.

The property has enormously attractive white rendered elevations, multi-paned sash windows, high intricate corniced ceilings, an impressive staircase leading through the floors, and in particular enjoys elevated views from the upper floors towards the Cheshire Plain and Jodrell Bank, with East Downs Road being the highest point in Bowdon.

The accommodation extends to approximately 2,400 square feet, arranged over Four Floors, including Converted Cellars, and provides off a split level Hall, a beautifully proportioned Lounge with wide bay window to the front, a separate Dining Room, with bay window to the side and this is open plan in design with steps down to the Breakfast Kitchen.

The Kitchen is stylishly appointed with a range of high gloss finish units with granite worktops arranged around the central island unit and has a range of Miele integrated appliances include a steam oven, convection oven, microwave oven, fridge, freezer and dishwasher. French doors give access to the South facing Courtyard Garden.

The Lower Ground Floor Converted Cellars, arranged around a Hall area and provides a Reception Room ideal for day-to-day informal living with custom built cabinets and media unit and also incorporates a fitted Home Study Area.

Also at this level is a comprehensive Utility room and a stylishly appointed Guest WC.

Over the Two Upper Floors are Three Double Bedrooms. This was originally Four Bedrooms, but Two Bedrooms were combined to create the Principal Bedroom Suite of Double Bedroom and Dressing Room with custom built fitted furniture. This Bedroom is served by the high specification En Suite Shower Room.

Both of the remaining Double Bedrooms enjoy far-reaching views to the rear.

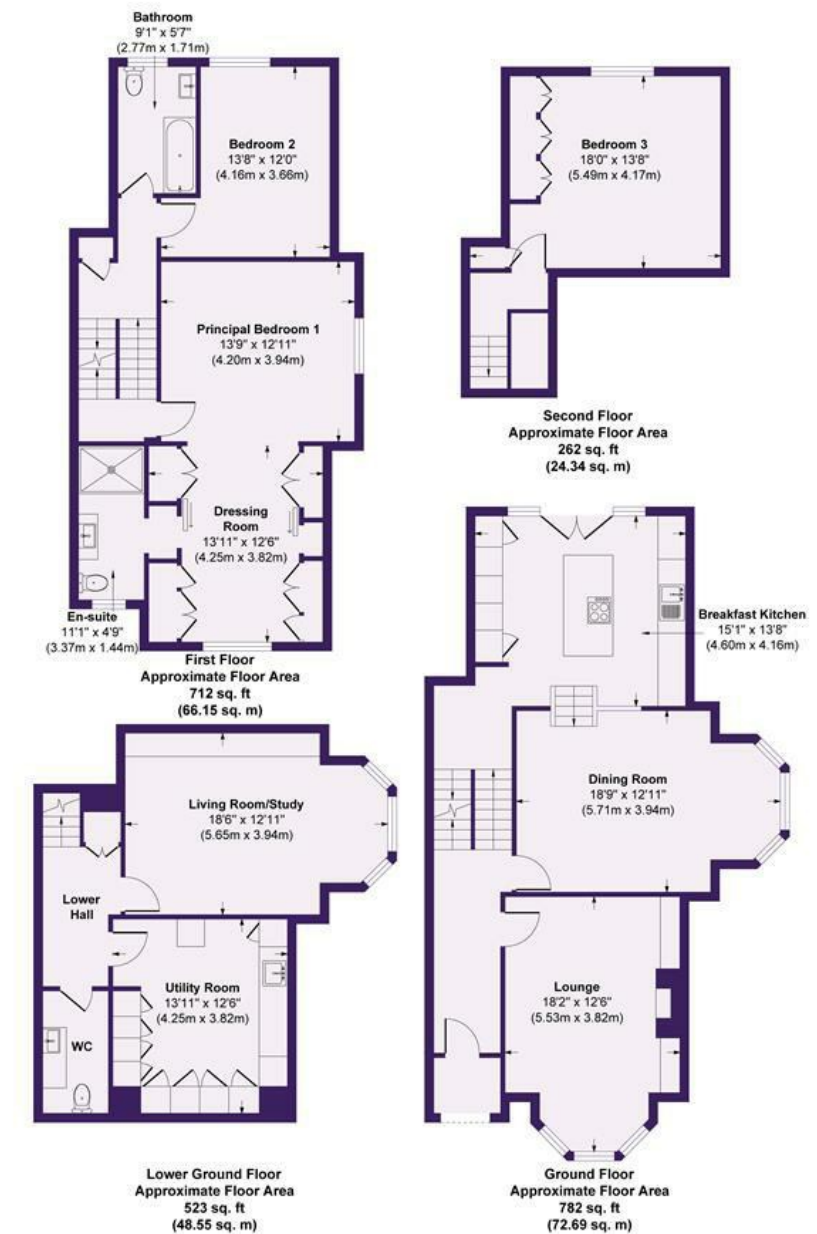
These Bedrooms are served by the house Bathroom, again appointed to a high specification.

The property enjoys has a corner plot with off street Parking for two vehicles positioned to the rear of the property.

A lawned Garden returns across the front and side of the house, retained within railings and brick walling. Then there is access to the South facing Courtyard Garden to the rear, which enjoys sun throughout the day.

This completes a truly stunning and stylishly designed home in absolutely the best location.

- Freehold
- Council Tax Band G



Approx. Gross Internal Area 2279 sq. ft / 211.73 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.