



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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23 The Firs

Bowdon, Altrincham, WA14 2TF



www.watersons.net

£1,650,000

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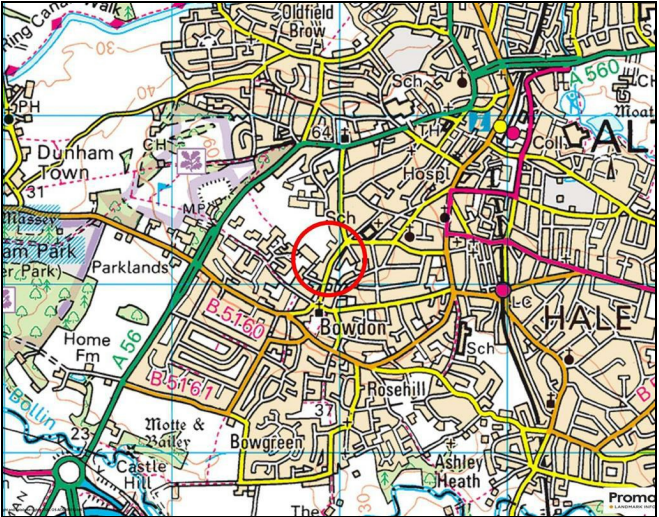
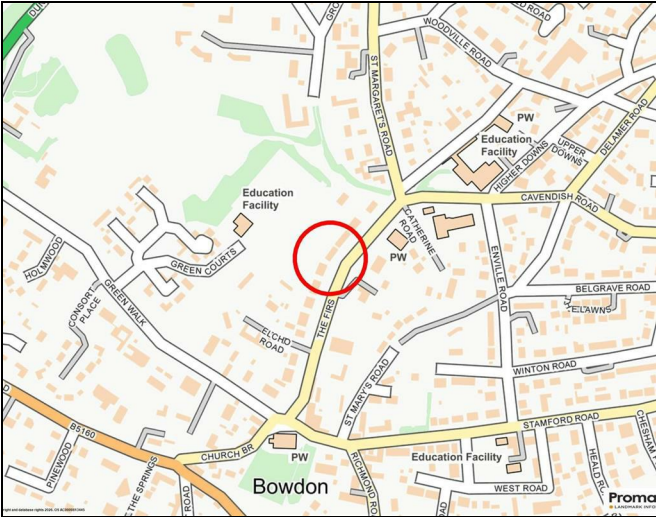
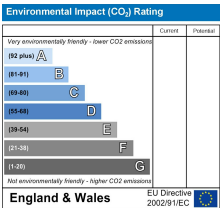


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energy efficiency

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



overview

A BEAUTIFULLY PRESENTED VICTORIAN SEMI DETACHED FAMILY HOME, POSITIONED IN THE HIGHLY DESIRABLE AREA OF OLD BOWDON, IDEALLY LOCATED BETWEEN ALTRINCHAM AND HALE VILLAGE WITH VERSATILE ACCOMMODATION AND A MATURE WEST FACING GARDEN. 2993SQFT

Hall. GFWC. Lounge. Sitting Room. 500sqft Live In Dining Kitchen. Utility Room. Five Double Bedrooms. Three Bath/Shower Rooms. Cellars. Extensive Parking. Lovely Gardens.



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 double fronted Victorian Semi Detached family home forming one of this distinctive row of beautiful family homes positioned on The Firs within one of the most desirable parts of Old Bowdon, midway between Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter and Hale Village with its range of fashionable shops, restaurants and bars.

The property enjoys a deep frontage, providing generous parking in addition to a lovely, mature, well screened West facing rear Garden and the house itself has fantastic family accommodation arranged over Four Floors, including Cellars with potential to convert, extending to approximately 3000 square feet.

The property has been updated and improved whilst at the same time retaining a wealth of original character features to include high corniced ceilings, some original sash windows, attractive fireplace features and a spindle balustrade staircase rising through the floors.

The accommodation is arranged from a central Hallway with Ground Floor WC. There are Two beautifully proportioned Reception Rooms. The Lounge having custom built cabinets and French doors giving access to the gardens whilst the Sitting Room enjoys a bay window enjoying a front aspect.

The fantastic 500 square foot Open Plan Live In Dining with a striking contemporary design extension to contrast with the traditional style of the property, with a high vaulted ceiling and wide windows and doors, giving access to enjoying aspects of the gardens.

The Kitchen area is fitted with a range of laminate fronted units, incorporating a peninsula unit breakfast bar with integrated oven, hob, extractor fan, fridge, freezer and dishwasher.

A useful Utility Room is positioned off the Living space.

Over the Two Upper Floors are Five Double Bedrooms served by Three Bath/Shower Room facilities, Two being En Suite, including a Principal Bedroom with En Suite and a Top Floor Guest Bedroom with Walk In Wardrobe and En Suite facility.

The property has Two Chamber Cellars which offer excellent potential to convert into additional living space, subject to any necessary planning consents.

Externally, the property is approached via entrance gates to a gravel Driveway that returns across the front of the house, providing extensive off street Parking.

The front Garden is enclosed with mature bushes, trees and plants, providing privacy from the road and a mature setting. There is a bin store to the side of the property, and a gate leads through to the rear Garden.

The rear Garden is a really lovely feature, having been most attractively landscaped, providing stone paved patio areas and a terrace retained within box hedging returning across the whole of the back of the house, accessed via the Live In Dining Kitchen and the Lounge, again enclosed with mature screening.

Beyond this, the Garden is laid principally to lawn, with a backdrop of substantial mature trees within the boundaries of this property and The Devisdale beyond creating a most attractive green outlook and enormous privacy.

There is a further patio area to the far end of the garden designed to maximise the movement of the sun throughout the day.

A really lovely family home of enormous charm and character in a truly first class location.

- Freehold
- Council Tax Band G

