

Beechcroft, 8 Livery Lane

Little Bollington, Altrincham

An impressive 5-bed detached (3,294 sq ft) over three floors with open-plan living, media room and south-west facing gardens. Peaceful village setting with excellent connectivity.

Council Tax band: TBD

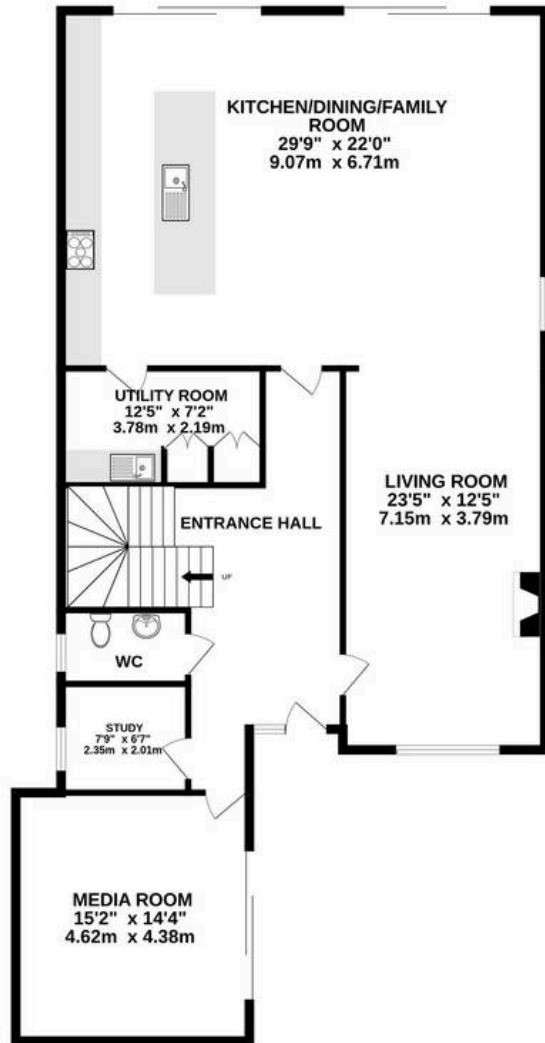
Tenure: Freehold

EPC Energy Efficiency Rating: B

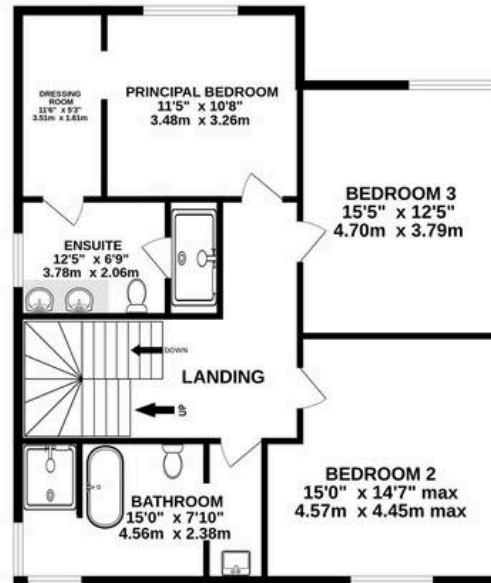
- Exceptional lifestyle location with scenic walks, Dunham Massey and a traditional country pub all within a short walk, whilst Bowdon, Hale, Altrincham and Lymm are all reachable in about 6 minutes
- Substantial three-storey detached home extending to approx. 3,294 sq ft, offering outstanding value within the WA14 postcode
- Exclusive gated development of just three homes in a quiet, semi-rural village setting
- Expansive open-plan kitchen, dining and living space (over 29 ft) with excellent natural light and garden access
- High specification kitchen with oak sepia handleless units, Dekton Natura waterfall island, integrated Miele appliances and Quooker tap
- Separate media room and dedicated study, providing flexible spaces for modern family life, entertaining or home working
- Five well-proportioned double bedrooms across two upper floors, including a luxurious principal suite with dressing area and en suite
- South/south-west facing gardens offering day-long sunshine, ideal for outdoor living, with a high degree of privacy



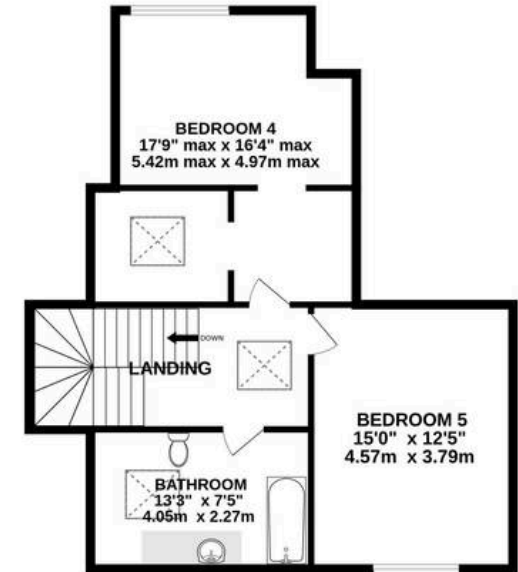
GROUND FLOOR
1588 sq.ft. (147.5 sq.m.) approx.



1ST FLOOR
986 sq.ft. (91.6 sq.m.) approx.



2ND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 3294 sq.ft. (306.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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