



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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Beech View Ledward Lane

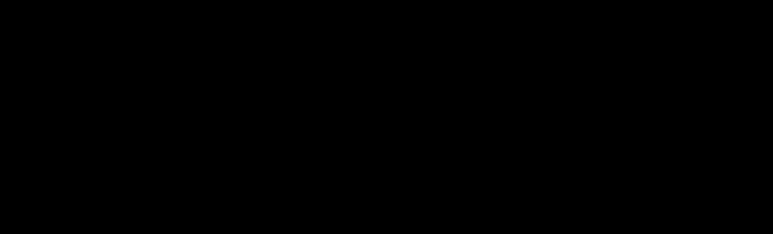
Bowdon, Altrincham, WA14 3AD



£1,075,000

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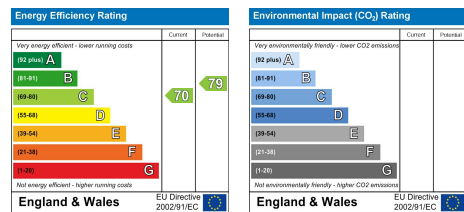


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energy efficiency

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



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, continuing over the crossings to the traffic lights. Take the second of the two left turnings into Langham Road and proceed for some distance before turning left into Vale Road. Take the first right turning into Ledward Lane where the property will be found on the left hand side.



Overview

A BEAUTIFULLY PRESENTED EXTENDED DETACHED ON A CUL DE SAC IDEAL FOR THE BOLLIN AND BOWDON CHURCH SCHOOLS. 2153sqft.

Porch. Hall. Lounge. Open Plan Family Room/Breakfast Kitchen. Dining Room. Study. Utility Room. WC. Three Bedrooms. Two Baths/Showers. Garage/Storage. Gardens



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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 beautifully presented Detached house on a peaceful cul de sac ideal for Altrincham Boys and Girls Grammar Schools, Bowdon Church and The Bollin Primary Schools and within walking distance of local convenience shops.

The property has been greatly improved and extended with superb specification Kitchen and Bathroom fittings and the accommodation to the Ground Floor provides a large Lounge in addition to a fabulous Open Plan Family Room and Breakfast Kitchen which leads into the Dining Room with folding doors onto the garden, a fitted Study and a large Utility Room which has access to the Garage/Storage.

There are Three Double Bedrooms to the First Floor served by two excellent specification Bath/Showers Rooms.

The property also benefits from a substantial 300 square foot Loft space with potential to convert into living accommodation, subject to any necessary consents.

As it stands the property offers lovely accommodation suitable for either a young family or a downsizer.

Comprising

Entrance Porch approached through double glazed UPVC frame Entrance door with full height side windows. Quarry tiled base. Entrance door with paned side window to:

Hall with natural oak flooring, spindle balustrade staircase to the First Floor with cloaks and storage cupboards beneath. Halogen lighting inset into the ceiling. Panelled and glazed doors to the Ground Floor Accommodation.

Lounge, a delightful through room with much natural light via four multi paned doubled glazed UPVC frame windows overlooking the front, side and rear Gardens. Impressive stone fireplace with inset log burner.

Family Room and Breakfast Kitchen. A fantastic open plan space with natural oak flooring throughout and divided into natural Breakfast, Kitchen and Family Room Areas by way of a wide central opening housing a peninsular unit with breakfast bar.

The Family Room Area has multi paned French doors with full height windows giving access to and enjoying an aspect of the rear Garden. Attractive stone fireplace surround with an inset cast iron solid fuel wood burner on a raised hearth.

The Breakfast Kitchen has multi paned windows overlooking the front and side garden areas. The Kitchen is fitted with an extensive range of arts and crafts style laminate fronted units with quartz worktops over with an inset Belfast sink with drainer unit, the units return to the peninsular unit incorporating a breakfast bar. Quooker hot tap which provides instant boiling water. Appliances by Bosch and Liebherr include: a stainless steel double oven, induction four ring hob with stainless steel extractor fan with inset lighting above, #dishwasher, fridge and freezer units. Tall pantry style unit. LED lighting to the ceiling.

Opening to the Dining Area with parquet design flooring and underfloor heating. Vaulted ceiling with two inset Velux windows, folding doors onto a patio and gardens. Windows to the front.

Home Study overlooking the gardens and fitted with a comprehensive range of custom built furniture. Underfloor heating.

Large Utility Room also fully fitted with room for fridge, freezer, two washing machines and a dryer and enjoying a garden aspect. Underfloor heating.

Opposite the utility room a door gives access to the Integral Garage/Storage which could also be used as a home gym, also accessed externally from the front and benefitting from extensive roof void space.

First Floor Landing with two multi paned windows to the front. Doors give access to the Bedroom Accommodation.

Principal Bedroom One with multi paned frame windows to the side and rear elevations and with modern built in wardrobes with wood finish doors.

This Bedroom is served by a beautifully appointed En Suite Shower Room with branded fittings by Hansgrohe and Geberit providing a wet room style shower area with drench shower head, wall hung WC with illuminated display recess over, vanity unit wash hand basin with toiletry cupboards and illuminated vanity mirror cupboard above. Ladder radiator. Extensive tiling to the walls and floor. Chrome finish halogen lighting.

Bedroom Two with a multi paned window to the rear and extensive wall to wall, floor to ceiling built in wardrobes with wood finish doors.

Bedroom Three with multi paned windows overlooking the rear and side garden. Fitted wardrobe. Chrome finish halogen lighting.

The Bedrooms are further served by the stylish Family Bathroom with branded fittings by Hansgrohe, Villeroy & Boch and Geberit providing a double ended bath with tiled surround, wall hung vanity unit wash hand basin with mirror fronted toiletry cupboard above, wall hung WC and open wet room style shower area with drench shower head and glazed screen door. Opaque window to the front. Feature radiator. Extensive tiling to the walls and floor. LED lighting.

The property also benefits from a substantial 300 square foot Loft space with potential to convert into living accommodation, subject to any necessary consents.

Externally the front of the property is approached via a Driveway providing ample off street Parking.

The property stands on a delightful Garden plot with Garden Areas laid to the front, side and rear. The front Garden having areas of neatly tended lawn enclosed with borders of shrubs, bushes and plants.

Pathways and gates lead down either side of the property to the rear Garden. There is a large patio area returning across the whole of the back of the house, accessed via the Family Room and Breakfast Kitchen and Dining Room. Beyond, there are lawn areas retained within mature tall beech hedging. The Garden returns across the back of the house to a large, lawned rear and side Garden Area, again enclosed within tall beech hedging and with an attractive outlook across mature trees within the boundaries of this and neighbouring properties.

A beautifully appointed property in a genuinely peaceful location.

- Freehold
- Council Tax Band G

