

**I CHOMLEA MANSIONS, DEVISDALE ROAD, BOWDON**



£698,000



**A Superbly Appointed Ground Floor Apartment Within This Former Victorian Mansion House**

A superbly appointed ground floor apartment within this former Victorian mansion house. Exceptional living space and mature tree lined grounds. The accommodation briefly comprises private entrance hall, magnificent sitting/dining room, fitted breakfast kitchen with integrated appliances, utility room, master bedroom with dressing area and en suite. Two further double bedrooms with fitted furniture and additional bathroom/WC. Gas central heating, pressurised hot water system and double glazing. Paved terrace. Garage and reserved parking space.

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## DIRECTIONS

Travelling from our Hale office proceed over the level crossing and to the traffic lights. Continue into Stamford Road and at the top pass The Griffin public house on the right and turn almost immediately right onto The Firs. Turn second left into St Margarets Road and just before the junction with Dunham Road (A56) turn left into Devisdale Road. Chomlea Mansions can be found after a short distance on the right.

## DESCRIPTION

Chomlea Mansions was originally a fine Victorian dwelling of substantial proportions re-planned, extended and re-modelled by P J Livesey to create select individual apartments within a prestige location. The approach along a tree lined carriageway is idyllic and the landscaped grounds are equally attractive and also contain a variety of mature trees.

The apartment is completely self contained and benefits from a private entrance alongside the most convenient reserved parking space.

An impressive entrance hall extends to over 32 feet in length and double opening doors lead onto the elegant sitting/dining room with the focal point of a period style fireplace surround. The adjacent breakfast kitchen includes a comprehensive range of fitted units with integrated appliances and ample space for a dining suite alongside access to the paved terrace. Unusually there is also a useful utility room.

The master suite includes a double bedroom of generous proportions, dressing area lined with wardrobes and spacious en suite bathroom/WC complete with separate shower enclosure. There are two further double bedrooms and fully tiled family bathroom/WC.

Gas fired central heating has been installed together with a pressurised hot water system and double glazing.

Externally in addition to the reserved parking space there is a single garage.

The position is ideal being a little over a ½ mile distant from the shopping centre of Altrincham with its highly popular Market Quarter that contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways and Manchester International Airport.

## ACCOMMODATION

### GROUND FLOOR

#### COVERED PORCH

Two exterior wall light points.

#### ENTRANCE HALL

A spacious reception area approached beyond a leaded light/panelled hardwood front door. Wide cloaks cupboard with space for hanging coats and jackets. Deep storage cupboard with shelving. Marble tiled floor. Coved cornice. Seven wall light points. Two radiators.

#### SITTING/DINING ROOM

**26' x 17'10" (7.92m x 5.44m)**

An elegant reception room with the focal point of a period style fireplace surround, marble hearth and contemporary electric fire. Bespoke Shaker style dresser unit with marble counter top and recess for a wall mounted flat screen television above. Illuminated recessed display shelves. Three timber framed double glazed windows to the front. Recessed low voltage spotlights. Coved cornice. Two radiators.

#### BREAKFAST KITCHEN

**18'2" x 12'9" (5.54m x 3.89m)**

Fitted with a range of contemporary style wall and base units beneath polished granite work surfaces and inset 1½ bowl stainless steel drainer sink with professional style mixer tap, instant hot/cold water tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, four ring ceramic hob with extractor/light above, fridge/freezer and dishwasher. Ample space for a dining suite. Opaque double glazed door to the paved terrace. Tall timber framed double glazed window to the side. Tiled floor. Recessed low voltage lighting. Provision for a wall mounted flat screen television. Vertical radiator.



## UTILITY ROOM

**6'9" x 4'11" (2.06m x 1.50m)**

Beech effect Shaker style base units and recess for an automatic washing machine plus space for a tumble dryer. Granite effect heat resistant work surfaces and inset stainless steel drainer sink with mixer tap. Storage cupboard housing the wall mounted gas central heating boiler and pressurised hot water system. Marble tiled floor. Extractor fan. Radiator.

## BEDROOM ONE

**21'3" x 18'8" (6.48m x 5.69m)**

A superb master bedroom with twin pedestal dressing table beneath two timber framed double glazed windows providing views across the rear gardens. Dressing area with a nine door range of fitted wardrobes containing hanging rails and shelving. Recessed low voltage spotlights. Provision for a wall mounted flat screen television. Coved cornice. Vertical radiator.



## EN SUITE BATHROOM/WC

**12'5" x 6'8" (3.78m x 2.03m)**

Generously proportioned and fitted with a white suite comprising twin recessed wash basins with mixer taps and panelled bath with mixer tap set within marble tiled surrounds. Low level WC. Separate shower enclosure with thermostatic rain shower. Tiled walls and floor. Recessed low voltage lighting. Shaver point. Extractor fan. Heated towel rail.



## BEDROOM TWO

**16'1" x 8'1" (4.90m x 2.46m)**

A further double bedroom with unusual barrel vaulted ceiling and fitted wardrobes containing double hanging rails and shelving. Timber framed double glazed window to the rear. Recessed low voltage lighting. Vertical radiator.



## BEDROOM THREE

**15'4" x 8'8" (4.67m x 2.64m)**

Currently used as an office and fitted with a twin pedestal desk. Recess for a wall mounted flat screen television flanked by cupboards with bookshelves and display shelves to both sides. Opaque glazed hardwood door to the rear. Radiator.

## FAMILY BATHROOM/WC

**9'10" x 7'8" (3.00m x 2.34m)**

Fully tiled and fitted with a white/chrome suite comprising twin recessed wash basins with mixer taps and panelled bath with mixer tap plus thermostatic shower and screen above all set within a marble surround. Low level WC. Opaque timber framed double glazed window to the front. Recessed low voltage lighting. Extractor fan. Heated towel rail.



## OUTSIDE

### SINGLE GARAGE

Up and over door.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession on completion.

### TENURE

We have been informed the property is held on a long leasehold basis. This should be verified by your Solicitor.

### SERVICE CHARGE

We understand the service charge is £177.00 per calendar month. This includes cleaning and lighting of common parts, maintenance of the gardens, building insurance, window cleaning etc. Full details will be provided by our clients Solicitor.

### COUNCIL TAX

Band "F"

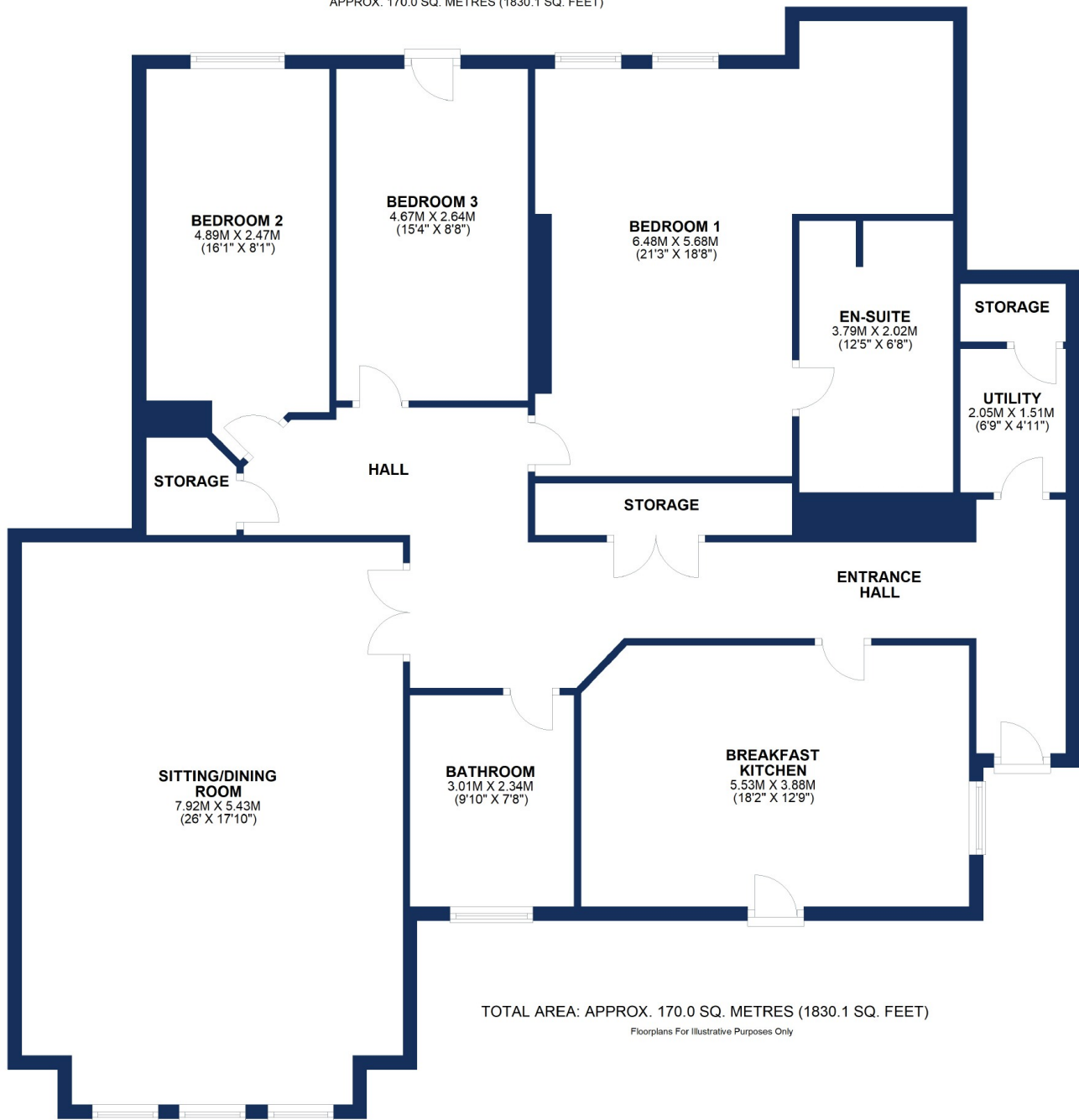
### NOTE

No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



## GROUND FLOOR

APPROX. 170.0 SQ. METRES (1830.1 SQ. FEET)



### VIEWING

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



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