



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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12 Royal Gardens
Bowdon, Altrincham, Cheshire, WA14 3GX



£1,125,000

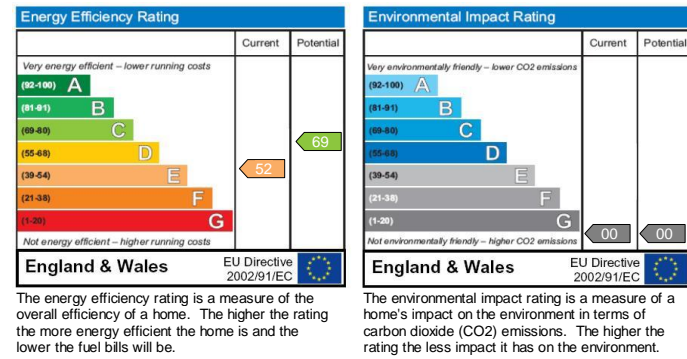
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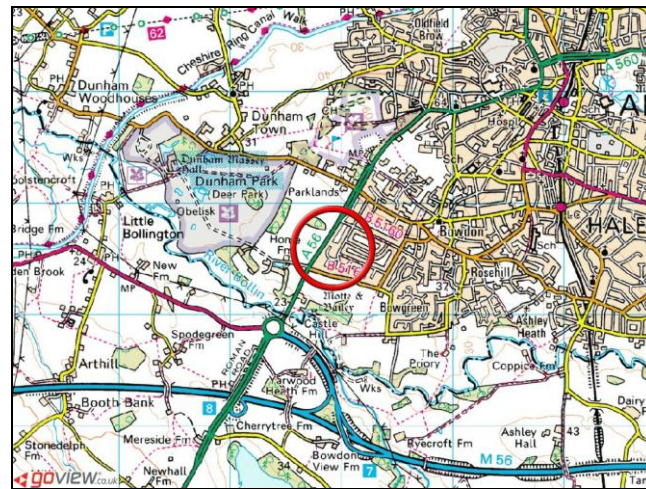
energy efficiency

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



location

From Watersons Hale Office proceed along Ashley Road in the direction of Hale Station, proceeding over the crossing. At the next set of traffic lights take the second left turning into Langham Road. Continue along Langham Road for some distance before turning left into Bow Green Road. Follow Bow Green Road to the left and take a right turning into Eyebrook Road. Continue along Eyebrook Road to the right angle and take a left turning onto Royal Gardens, following the road to the right and to the right again. The property will be found on the right hand side.



overview

A SUPERBLY SIZED, EXTENDED DETACHED FAMILY HOME WITH LOFT CONVERSION ON A 0.20 ACRE GARDEN PLOT ON A POPULAR DEVELOPMENT. 3266sqft.

Porch. Hall. Three Receptions. Study. Conservatory. Breakfast Kitchen. Utility. Seven Bedrooms. Four Bathrooms. Double Garage. Gardens. No Chain



For further information or to arrange a viewing of this property please do not hesitate to contact our Hale Office on 0161 941 6633 or via hale@watersons.net

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 superbly sized modern Detached family home, enjoying a peaceful cul de sac position on this popular Bowdon development by Crosby Homes and standing on a 0.20-acre Garden plot.

The property is most attractive in design with reclaimed brick and timbered, gabled elevations and has been extended to include a Loft Conversion to create a fantastic family home.

With excellent specification Kitchen and Bathroom fittings the property offers perfectly balanced family accommodation extending to approximately 3300 square feet providing Three good Reception Rooms to the Ground Floor in addition to a Study, Conservatory, Breakfast Kitchen and Utility Room, whilst over the Two Upper Floors there are up to Seven Bedrooms served by Four well appointed Bathrooms, Three being En Suite.

The location of the property is particularly convenient for access to The Bollin and Bowdon Church Schools, as well as Altrincham Boys' and Girls' Grammar Schools, and Altrincham Town Centre, Hale Village and the M56/M6 motorway networks serving the region.

An internal inspection will reveal:

Covered Porch. Spacious Hall with wood flooring, a spindle balustrade staircase to the First Floor and a useful Cloaks Cupboard. Double doors lead to the Lounge and Dining Room and further paneled doors lead to the Kitchen, Study and a well-appointed Ground Floor WC.

Through Lounge with front and rear Garden aspects an attractive fireplace feature and French doors overlooking and providing access to the rear Gardens.

Dining Room with wood flooring and Garden aspect.

Good size Study enjoying a front Garden aspect with wood flooring.

Family Room ideal for day to day informal living, being positioned directly adjacent to the Kitchen and having modern wood flooring, French doors lead to the:

Conservatory which provides access to and enjoys an aspect of the Rear Garden.

Breakfast Kitchen with front Garden aspect and refitted with a range of modern wood finish shaker style units with stainless steel finish handles and granite worktops. There is ample space for a large breakfast table and chairs. Integrated appliances include a stainless-steel double oven, induction hob and extractor over. There is halogen lighting and ceramic tiled flooring throughout. A door leads through to:

Utility Room fitted with units and with space for a washing machine and dryer. A door provides outside access to the Gardens and a courtesy door to the Garage.

First Floor Landing with panalled doors giving access to Five Double Bedrooms, Three Bathrooms and a large Airing Cupboard.

The Principal Bedroom extends has a window to the front and built in wardrobes and a Dressing Area with a further two built in wardrobes.

This Bedroom is served by a stylish En Suite Bathroom with white suite, chrome fittings, double ended Jacuzzi bath and a walk in Shower Area with Drench shower head and additional shower attachment.

Bedroom Two with a built-in double wardrobe and rear aspect.

This Bedroom enjoys an En Suite Bathroom with modern white suite, double ended bath with shower over.

Bedroom Three to the rear. Built in wardrobes.

Bedroom Four to the front. Built in wardrobes.

Bedroom Five to the rear aspect.

The Bedrooms are served by the stylish designed Family Bathroom with modern white suite with double ended bath with shower attachment over. Separate shower cubicle with glazed doors, contemporary design hand basin with storage below.

Second Floor Landing leading to Two Double Bedrooms.

Bedroom Six with a window to the rear elevation and an additional Velux window to the front providing much natural light. There is access to extensive roof void storage.

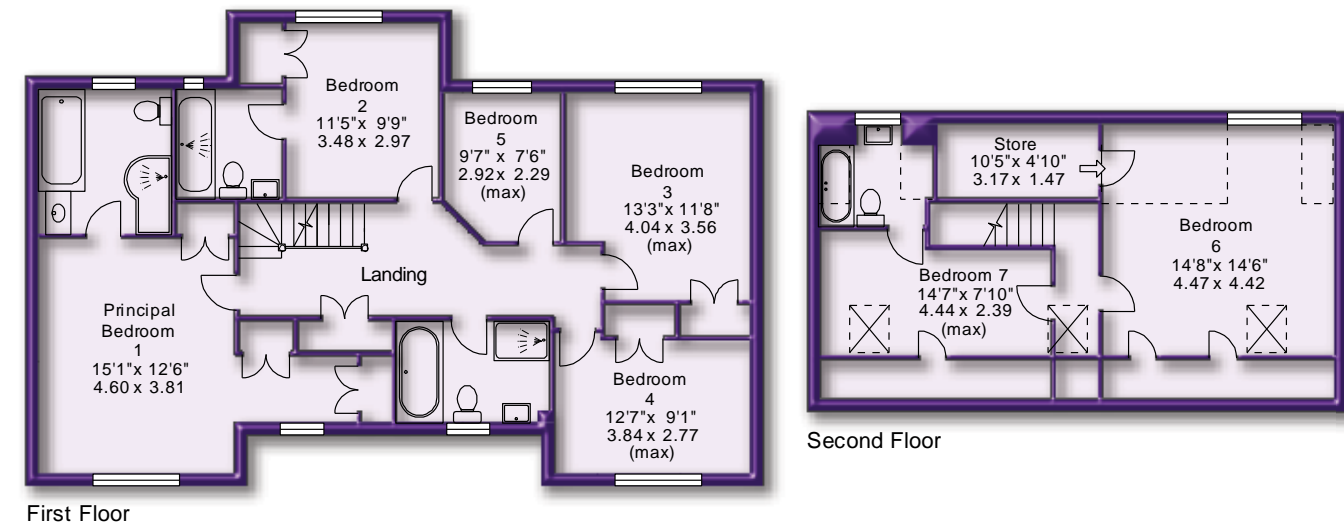
Bedroom Seven has a Velux window and access to roof void.

This Bedroom also enjoys an En Suite Bathroom with double ended bath with shower attachment over, sink with storage below and WC.

Externally, the property is approached via a double width block paved Driveway providing off street parking which in turn leads to the Integral Double Garage with electrically operated up and over door and a courtesy door to the house.

The front Garden is laid to a wide expanse of open lawn with a path leading to the front door and borders stocked with shrubs, bushes and plants. The Rear Garden has a stone paved path and patio area returning across the whole of the back of the house, accessed via French doors from both the Lounge and Conservatory. Beyond this, the Garden is of a superb size again laid principally to lawn with borders enclosed by timber fencing and hedging providing excellent all year-round screening.

Gas Central Heating. Double Glazing.
This is a truly First-Class Family Home that ticks every box.



Approx Gross Floor Area = 3292 Sq. Feet
= 305.8 Sq. Metres

