



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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2 Deacon Close
Bowdon, Altrincham, Cheshire, WA14 3ND



£950,000

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energy efficiency

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

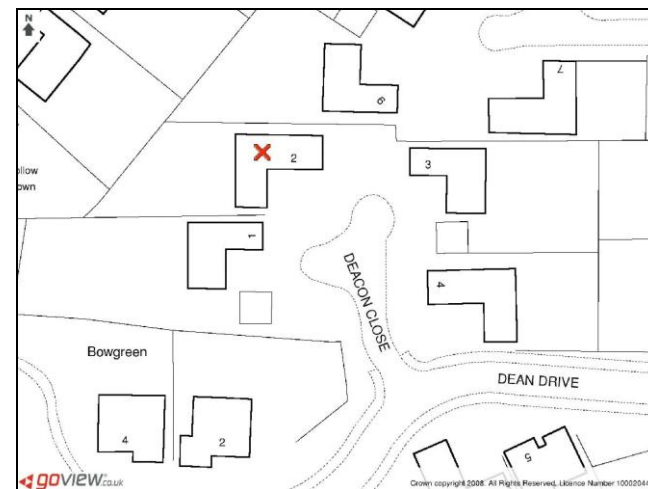
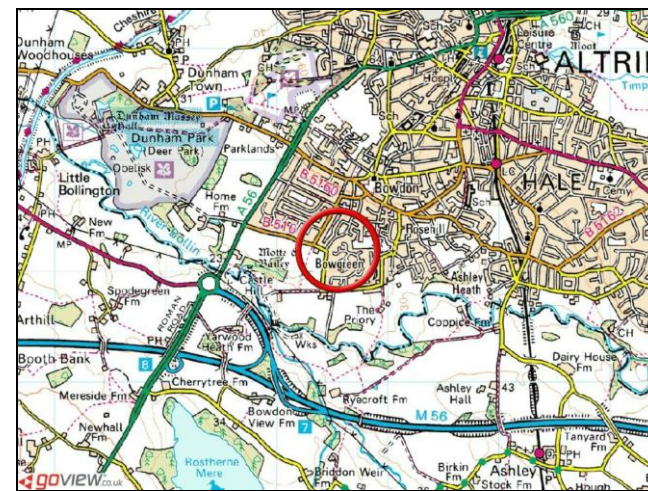
overview

A STYLISHLY PRESENTED, EXTENDED DETACHED LOCATED AT THE HEAD OF A CUL DE SAC WITHIN WALKING DISTANCE OF THE BOLLIN AND BOWDON CHURCH SCHOOLS. 2456sqft.

Porch. Hall. Lounge. Study. 600sqft Open Plan Family Room, Dining Area and Breakfast Kitchen. Utility. Four Double Bedrooms. Three Baths/Showers. Driveway. Garage. Private Garden

location

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 continue along Langham Road for some distance before turning left into Bow Green Road. Take the first left turning into Gaddum Road and at the end of Gaddum Road, turn left into Bow Lane. Take the first left turning into Oakwood Lane. Turn off Oakwood Lane into Dean Drive. Take the second right turning into Deacon Close and the property will be found on the left hand side.



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.

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**

in detail

A beautifully appointed, substantially updated, improved and extended modern Detached family home, located at the head of a cul-de-sac on this most popular development, ideally located within walking distance of both The Bollin and Bowdon Church Schools and with country walks toward the River Bollin on the doorstep.

The property offers fabulous family accommodation extending to approximately 2400 square feet featuring a spacious Lounge to the Ground Floor in addition to comprehensively fitted Study and a 600 square foot Open Plan Family Living Room, Dining Area and Breakfast Kitchen. A Utility Room sits off the Breakfast Kitchen.

To the First Floor are Four Double Bedrooms served by Three stylishly appointed Bath/Shower Rooms, two being En Suite to the Principal and Guest Bedrooms with built in furniture to three of the four bedrooms.

Externally, there is extensive off street Parking leading to the Garage and a particularly well screened attractive Garden to the rear.

AGENTS NOTE - The property benefits from planning permission for a comprehensive extensive and garage conversion. Full plans are available on request - Ref 102624/HHA/20

Comprising:

Canopied Porch to heavy panelled entrance door with side window to the Hall with wood finish flooring, panelled doors to the Ground Floor Accommodation and glazed double doors to the Lounge. A spindle balustrade staircase leads to the First Floor.

Ground Floor WC, well appointed with a white suite with chrome fittings, providing a WC and circular bowl wash hand basin with mosaic tiled surround. Window to the rear.

Lounge, an attractively presented through room with a deep bay window to the front and sliding patio doors giving access to and enjoying aspects of the Garden. Custom built media cabinet. Timber fireplace surround with inset mirrored fireplace with open grate fire.

Home Office and Cloak Room having recently fitted with a range of custom built furniture to include home office desking and an extensive cloaks cupboards.

Open Plan Family Living Room, Dining Area and Breakfast Kitchen. A fabulous 600 square foot Open Plan space divided into distinct areas with a continuation of the wood finish flooring throughout.

The Family Living Area features full height corner windows and patio doors enjoying an aspect of and giving access to the Garden and has concealed LED lighting to the ceiling.

The Dining Area has ample space for a large dining suite and has a built in dresser unit matching that of the kitchen units.

The Breakfast Kitchen Area has windows to two elevations and is fitted with an extensive range of laminate fronted, high gloss finish units with stainless finish handles and granite worktops over arranged around a central island unit incorporating a breakfast bar. Integrated appliances include double ovens, microwave oven, warming drawer, induction hob, extractor fan, dishwasher, fridge and freezer units.

Door to the Utility Room with built in base and wall units and housing the gas fired central heating boiler. Door leading outside and a courtesy door to the Garage. Space for a washing machine and dryer.

First Floor Landing with window to the front and panelled doors to the Bedrooms and Family Bathroom. Airing cupboard housing the hot water cylinder. Loft access point.

Principal Bedroom One is a generous through Bedroom with a bay window to the front overlooking the rear Garden. Extensive built in wardrobes.

This Bedroom is served by the En Suite Shower Room, well appointed with a white suite with branded fittings by Duravit and Grohe providing an open wet room style shower area with plate glass screen, wash hand basin and WC. Window to the rear. Ladder radiator. Toiletry cupboard.

Bedroom Two with a window to the front. Modern built in wardrobes and served by an:

En Suite Shower Room fitted with a white suite with chrome fittings, providing an enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Window to the side. Toiletry cupboard.

Bedroom Three with a window overlooking the rear Garden. Built in wardrobes.

Bedroom Four is currently utilised Dressing Room with a window overlooking the rear Garden.

The Bedrooms are further served by Family Bathroom, superbly appointed with a white suite with chrome fittings, providing a bath, wall hung wash hand basin and WC. Window to the side. Ladder radiator. Toiletry cupboard.

Externally, the front of the property is approached via a Driveway providing ample off street Parking and in turn leads to the Integral Garage, originally designed a double garage but with a part sectioned off to provide the Utility Room.

The property stands on a mature Garden plot with a shaped area of lawn and stocked flowerbeds to the front flanking the Driveway.

There is access down the side of the property to the rear Garden, this has stone paved path and patio areas returning across the back of the house, accessed via the Family Living Room and Lounge. Beyond, the Garden is laid to a good size area of lawn with a mature backdrop of substantial bushes and trees providing an attractive outlook and good all year screening. The Garden further returns down the side of the house behind the Garage.

This lovely Garden plot completes this fantastic family home.

Approx Gross Floor Area = 2456 Sq. Feet
= 228.1 Sq. Metres

