



14 BOWER ROAD, HALE
CHESHIRE, WA15 9DT

John N
Hilditch & Co



TOTAL FLOOR AREA: 251.5 sq.m. (2707 sq.ft.) approx.

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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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14 BOWER ROAD HALE



Occupying one of the most convenient locations in Hale this beautifully proportioned detached house has been cared for by the current owners and now offers a fantastic opportunity to buy a sizeable detached house within five minutes walk of Hale village.

The accommodation which extends in excess of 2,700 sq.ft. comprises a wide welcoming L shaped entrance hallway. The principal living accommodation comprises a bay fronted dining room and separate living room with doors opening out onto the southerly facing rear garden. The ground floor is completed by a fabulous living family kitchen with downstairs wc adjacent. There is a garage and garden store adjoining the right hand side of the house.

At lower ground floor level is a media room, office and utility room plus a boiler room.

At first floor level leading from an L shaped landing (with access ladder to partially boarded loft space), is a master bedroom with en-suite and a walk in wardrobe,

three further double bedrooms one with en-suite plus a family bathroom making three facilities in all.

To the front are ample parking provisions, whilst to the rear are southerly facing mature gardens with a generous lawn and mature herbaceous borders.

Bower Road is characterised by a mixture of substantial properties and this house is decorated to a light contemporary theme.

Hale's fashionable village is on the doorstep with a range of restaurants and shops and the Bollin Valley and the Green Belt are literally a couple of minutes drive.

Altrincham's busy market town centre and Metrolink into Manchester are within five to ten minutes drive.

DIRECTIONS

From the centre of Hale proceed along Ashley Road in the direction of Ashley, turn left onto Harrop Road and first right into Bower Road where the house will be found on the right.

GROUND FLOOR

RECEPTION HALL

WC

FAMILY LIVING/KITCHEN 24'11" x 13'5" (7.60 x 4.10)

LIVING ROOM 18'8" x 13'9" (5.70 x 4.20)

DINING ROOM 13'9" x 11'10" (4.20 x 3.60)

LOWER GROUND FLOOR

MEDIA ROOM 13'5" x 10'2" (4.10 x 3.10)

OFFICE 13'9" x 5'3" (4.20 x 1.60)

UTILITY ROOM

BOILER ROOM

FIRST FLOOR & LANDING

MASTER BEDROOM 15'1" x 13'9" (4.60 x 4.20)

MASTER EN-SUITE

WALK-IN WARDROBE

BEDROOM TWO 15'9" x 13'5" (4.80 x 4.10)

EN-SUITE

BEDROOM THREE 13'9" x 11'10" (4.20 x 3.60)

BEDROOM FOUR 13'5" x 7'10" (4.10 x 2.40)

BATHROOM



EXTERNALLY

GARAGE 20'0" x 10'10" (6.10 x 3.30)

GARDEN STORE 10'10" x 6'7" (3.30 x 2)

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

Freehold

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'G'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	7B C
55-68	D		
39-54	E		
21-38	F		
1-20	G		