



17 SUNNYBANK ROAD, BOWDON,
CHESHIRE, WA14 3PW



FLOOR PLANS
Not to Scale. For Illustration purposes only.

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17 SUNNYBANK ROAD BOWDON



A beautifully presented extended detached family home offering spacious accommodation over two floors in a popular cul de sac location with easy access to the areas finest schools.

The accommodation in brief comprises entrance porch, entrance hallway, good size living room, playroom/office and a fabulous open plan kitchen dining living room with two sets of bi-fold doors leading to the rear garden. Completing the ground floor is a utility room and downstairs wc. At first floor level are four bedrooms and two bathrooms (master bedroom with en-suite).

Externally to the front is off road parking for two cars and a garden laid to lawn. To the rear is a good size garden laid mainly to lawn with a patio at the head of the garden with further lawn and space to the side of the house.

The house benefits from planning permission to further extend to the side, details of which can be found on Trafford planning portal.

Sunnybank Road is a well regarded area, characterised by a mixture of four and five bedroomed detached houses and is handily located for access to most amenities and the areas finest schools. The urban motorway network lies within five minutes drive, Hale's fashionable village is also within five minutes as is Altrincham with its market town centre and Metrolink services into Manchester. The Bollin Valley and Green Belt are literally on the doorstep and sporting and recreational facilities abound.

DIRECTIONS

From the centre of Hale proceed across the level crossing to the first set of lights, turning left onto Langham Road. Continue for approximately half a mile turning left onto Vicarage Lane. At the bottom of Vicarage Lane turn left past Primrose Cottages and right into Sunnybank Road, follow the road round towards the end of the cul de sac and the house will be found on the left hand side.

GROUND FLOOR

PORCH
RECEPTION HALL
STUDY 17'5" x 7'3" (5.30 x 2.20)
WC
UTILITY ROOM 12'6" x 7'7" (3.80 x 2.30)
FAMILY LIVING KITCHEN & DINER 25'7" x 23'4" (7.80 x 7.10)
LIVING ROOM 17'1" x 11'6" (5.20 x 3.50)

FIRST FLOOR & LANDING

MASTER BEDROOM 13'5" x 9'10" (4.10 x 3)
EN-SUITE
BEDROOM TWO 11'6" x 9'2" (3.50 x 2.80)
BEDROOM THREE 10'10" x 7'10" (3.30 x 2.40)
BEDROOM FOUR 8'10" x 7'3" (2.70 x 2.20)
BATHROOM

SERVICES:

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

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'F'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

