



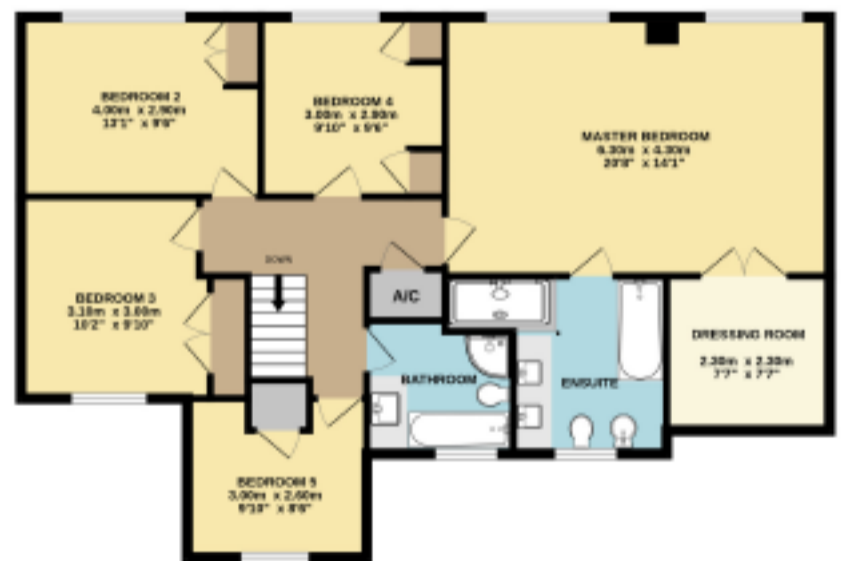
12 WESTMORELAND CLOSE, BOWDON,
CHESHIRE, WA14 3QR

John N
Hilditch & Co

Ground Floor
126.0 sq.m. (1356 sq.ft.) approx.



1st Floor
94.6 sq.m. (1019 sq.ft.) approx.



TOTAL FLOOR AREA: 220.6 sq.m. (2375 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan CS23

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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12 WESTMORELAND CLOSE BOWDON



Occupying a highly popular cul de sac location in a modern development constructed by Crosby Homes in the 1990's. This house has been consistently updated and extended and now offers fabulous family accommodation over two floors.

Briefly the accommodation which extends to 2,375 sq.ft. comprises a welcoming entrance hallway, whilst the focal piece of the ground floor is a large breakfast kitchen and living area, complemented by a utility room.

The remainder of the ground floor comprises a welcoming reception hall with downstairs wc, a large living room, separate dining room, study, and completing the ground floor is a large double garage.

At first floor level leading from a T shaped landing is a substantial master bedroom suite of bedroom, dressing room and bathroom. Completing the first floor accommodation are four further bedrooms and a family bathroom.

This house sits in well proportioned gardens complemented by the tranquility of a quiet residential cul de sac. Westmoreland Close is characterised by substantial detached houses many of which have been extended and upgraded over the years.

The house borders open farmland and is handily located for the M56 motorway at Junction 7. The International Airport lies within fifteen minutes drive and Altrincham and Hale are within five to ten minutes drive with easy access to the Metro System, a wide range of shops and the National Trust land at Dunham.

DIRECTIONS

From the centre of Hale proceed across the level crossing to the first set of traffic lights, turn left onto Langham Road and continue for approximately half a mile, turn left into Vicarage Lane. At the bottom of Vicarage Lane the road continues into Priory Road and after a further four to five hundred yards turn right into Oakwood Lane, take the first turning on the left into Cumberland Drive and the next left is Westmoreland Close where the property can be found after approximately one hundred yards at the bottom of the cul de sac.

GROUND FLOOR

RECEPTION HALL

WC

STUDY 10'2" x 7'10" (3.10 x 2.40)

FAMILY/LIVING & DINING KITCHEN 20'0" x 10'2" (6.10 x 3.10)

Living Area 13'5" x 11'10" (4.10 x 3.60)

UTILITY ROOM 11'2" x 9'2" (3.40 x 2.80)

LIVING ROOM 20'0" x 12'2" (6.10 x 3.70)

DINING ROOM 14'9" x 10'10" (4.50 x 3.30)

FIRST FLOOR & LANDING

MASTER BEDROOM 20'8" x 14'1" (6.30 x 4.30)

DRESSING ROOM 7'7" x 7'7" (2.30 x 2.30)

EN-SUITE

BEDROOM TWO 13'1" x 9'6" (4 x 2.90)

BEDROOM THREE 10'2" x 9'10" (3.10 x 3)

BEDROOM FOUR 9'10" x 9'6" (3 x 2.90)

BEDROOM FIVE 9'10" x 8'6" (3 x 2.60)

BATHROOM

EXTERNALLY

DOUBLE GARAGE 16'9" x 15'9" (5.11 x 4.79)

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 "

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		

