



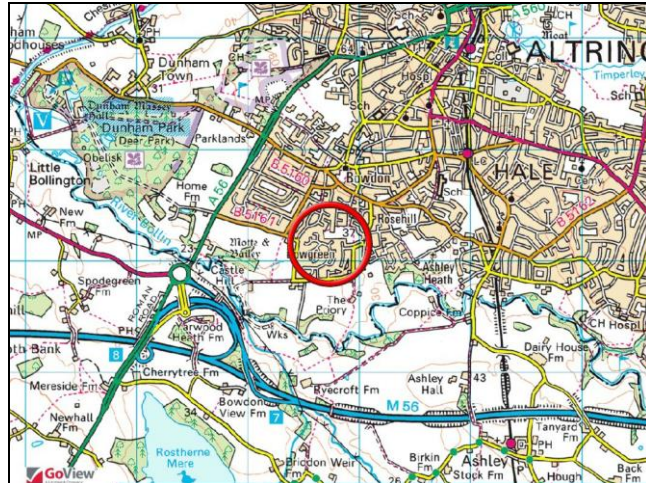
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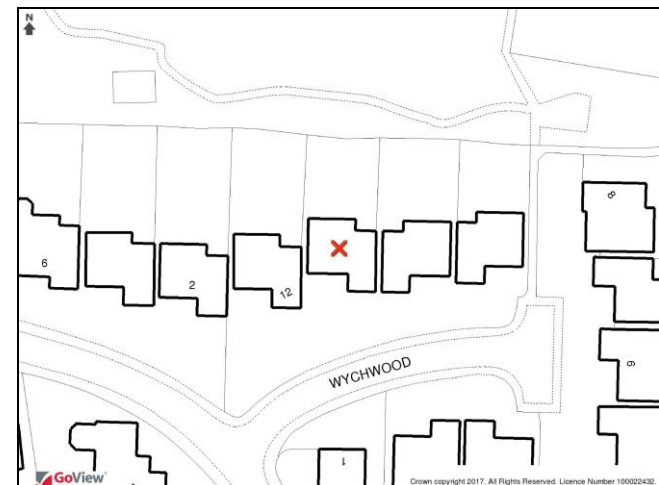
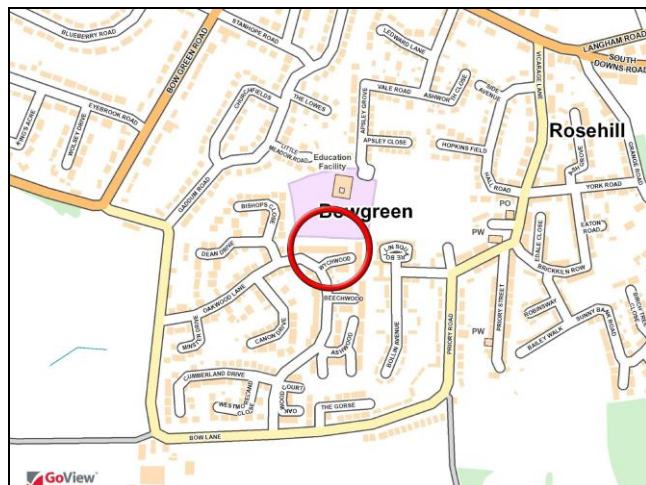


INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale office, proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings into the continuation of Ashley Road. At the traffic lights, take the second of the two left turnings into Langham Road. Continue along Langham Road for some distance and turn left into Bow Green Road. Take the first left turn into Gaddum Road and at the end of Gaddum Road turn left into Bow Lane. Take the first right turning into Oakwood Lane and Wychwood will be found after a short distance on the left and the property will be found on the left hand side.



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
England & Wales		71	81

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions	A (102-150)		
B (81-101)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
Not environmentally friendly - higher CO2 emissions	G (1-20)		
England & Wales		65	76

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

**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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 11 Wychwood Bowdon, Altrincham, Cheshire, WA14 3DP



**A SUPERBLY SIZED, UPDATED AND EXTENDED MODERN DETACHED FAMILY HOME ON QUIET CUL-DE-SAC BACKING ONTO SCHOOL PLAYING FIELDS. 2277sqft.**

Hall. WC. Three Receptions. Live In Dining Kitchen. Four Bedrooms. Three Bathrooms. Driveway. Double Garage. Gardens.

*“ A fantastic family home in a great location ”*

**Offers Over: £700,000**



# in detail



A superbly sized, updated and extended modern Detached family home enjoying a quiet cul-de-sac position in a popular residential neighbourhood, with The Bollin and Bowdon Church Schools both within walking distance and close to Altrincham and Hale centres.



The property extends to some 2277 sq ft and comprises of Hall, WC, Lounge, Family Room, Play Room and Dining Kitchen to the Ground Floor and there are Four Bedrooms served by Three Bathrooms to the First Floor.

Externally there is a Driveway offering ample off road Parking and to the rear there is a good size Garden enjoying views over the School playing fields.

UPVC Double Entrance Doors leading to a spacious Hall with oak spindle balustrade staircase rising to the First Floor. Doors lead to the Ground Floor Living Accommodation. Decorative radiator cover. Coved ceiling. Chrome finish halogen lighting. Oak flooring

Ground Floor WC fitted with a modern white suite with chrome fittings, comprising of a wash hand basin with built in storage and WC. Tiling to the sink area. Tiled floor. UPVC window to the front elevation.

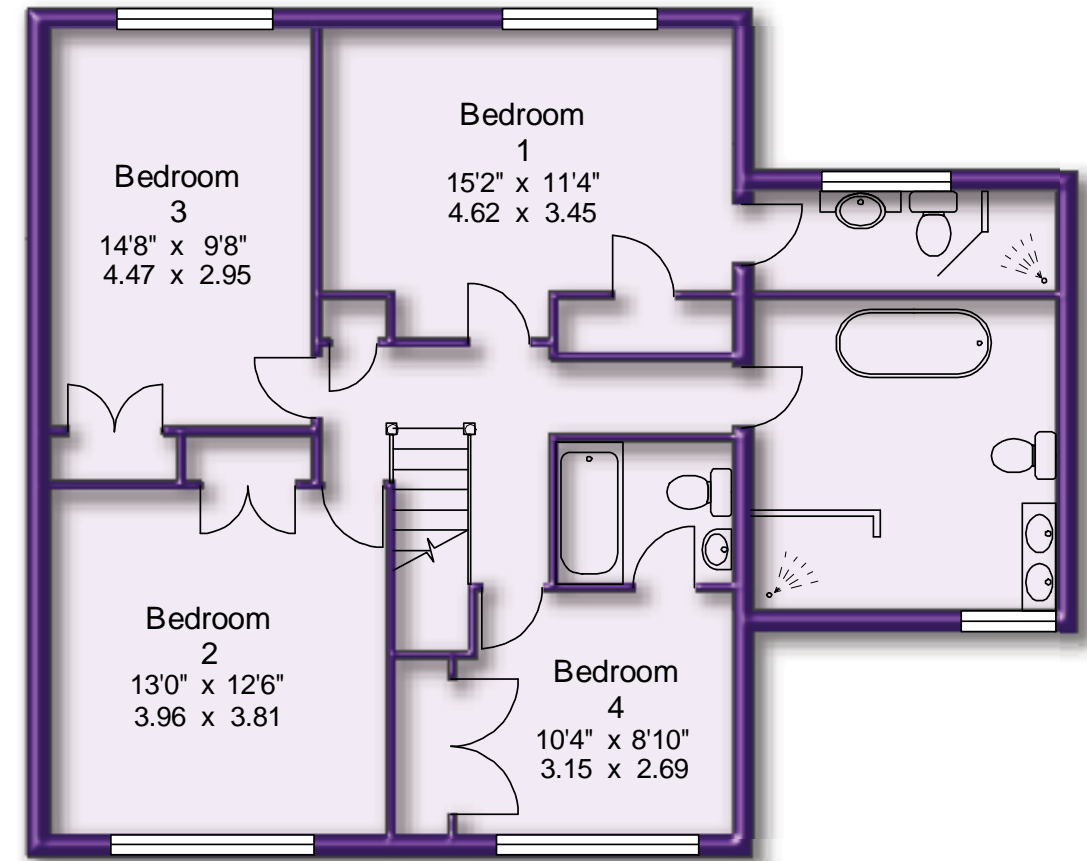
18' x 12'4" Lounge is a well proportioned room with a UPVC bay window to the front elevation. There is a gas living flame pebble effect fireplace with stone hearth and surround. Coved ceiling. Chrome finish halogen lighting. Oak flooring.

15'4" x 11'3" Family Room with coved ceiling and UPVC French doors opening on to the Playroom. Oak flooring.

11'1" x 5'3" Playroom with vaulted ceiling with two inset Velux windows and UPVC windows and door providing access to the Gardens. Tiled floor.

25'2" x 17'10" Dining Kitchen with clearly defined Dining and Kitchen Areas. To the Dining Area there is oak flooring and UPVC doors overlooking and providing access to the Gardens.

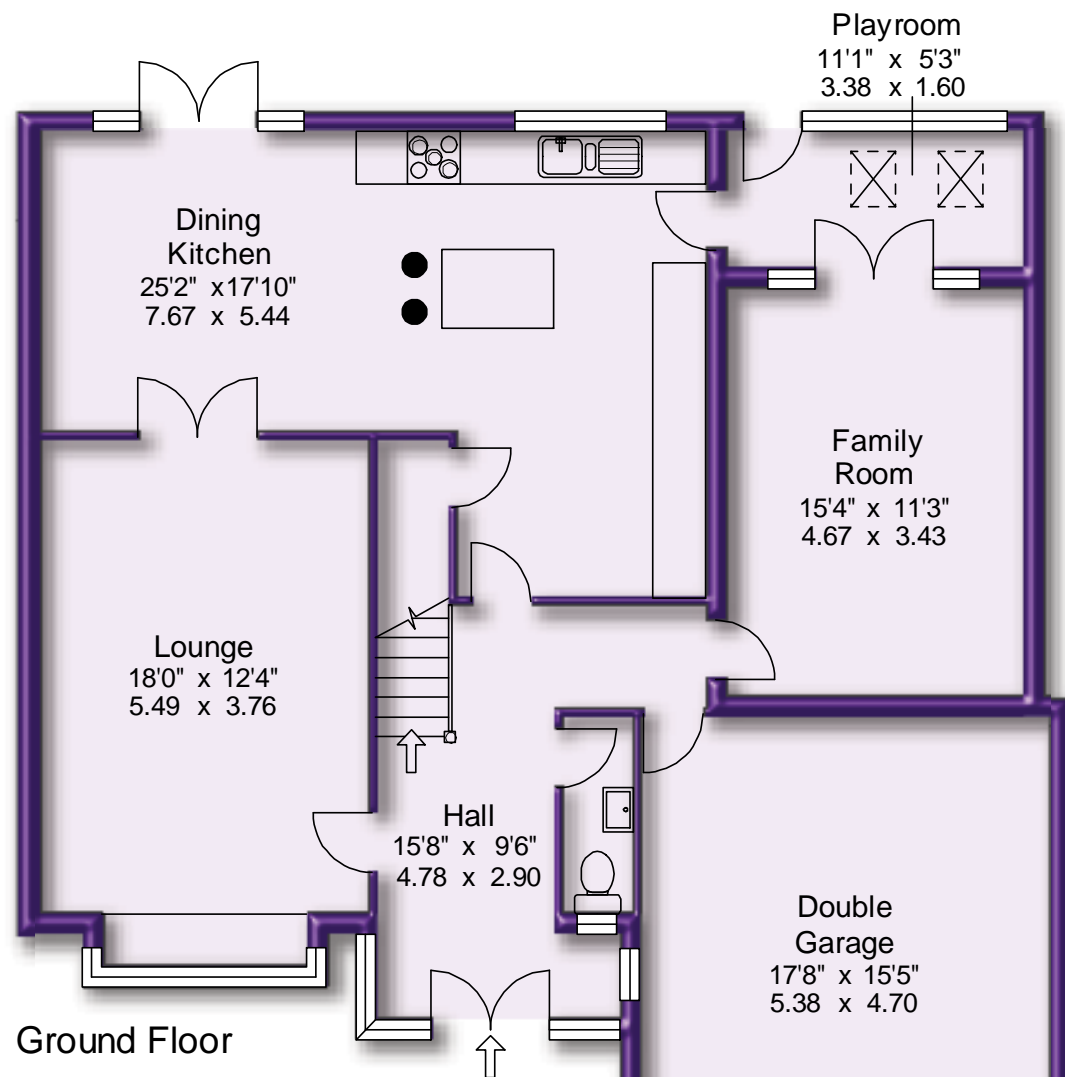
The Kitchen is fitted with an extensive range of base and eye level units with granite worktops over and concealed lighting, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and granite splashback. There is a peninsular unit with breakfast bar stools. Space for a Range cooker and fridge freezer. Integrated dishwasher. Wall mounted gas central heating boiler housed within the units. Tiled floor. Decorative radiator cover. Access to useful under stairs storage.



First Floor



Approx Gross Floor Area = 2277 Sq. Feet  
= 211.08 Sq. Metres



To the First Floor Landing there is access to Four Bedrooms served by Three Bath/Shower Rooms. Loft access point. Coved ceiling. A door provides access to a useful linen cupboard.

Bedroom One extends to some 15'2" x 11'4" with UPVC window enjoying views over the Gardens and the school playing fields beyond. There is a built in wardrobe providing ample hanging and storage space. Chrome finish halogen lighting. Coved ceiling.

This room enjoys an En Suite Shower Room fitted with a modern white suite with chrome fittings, comprising of a double width shower cubicle with thermostatic shower and glazed door, wash hand basin with built in storage and WC. Extensive tiling to the walls and floor. Chrome finish halogen lighting. Chrome finish heated towel rail. Chrome finish halogen lighting.

Bedroom Two measures 13' x 12'6" with UPVC window to the front elevation. Built in double wardrobe. Chrome finish halogen lighting. Coved ceiling. Wood flooring.

14'8" x 9'8" Bedroom Three is another Double Bedroom with UPVC window to the rear elevation enjoying views over the school playing fields. Built in double wardrobe. Coved ceiling. Wood flooring.



# in detail



Bedroom Four measures 10'4" x 8'10" with UPVC window to the front elevation. Built in double wardrobe. Chrome finish halogen lighting. Coved ceiling.

This Bedroom enjoys an En Suite Bathroom fitted with a modern white suite with chrome fittings, comprising of a bath with electric shower and glazed screen, wash hand basin and WC. Chrome finish heated towel rail. Extensive tiling to the walls and floor. Chrome finish halogen lighting.



The Bedrooms are served by a spacious Family Bathroom fitted with a modern white suite with chrome fittings, comprising of a stand alone double ended bath, walk in wet room style shower with dual shower attachments and 'his and hers' sinks inset into a stone worktop. UPVC to the front elevation. Inset mirror. Chrome finish halogen lighting. Coved ceiling. Chrome finish heated towel rail. Tiled floor. Tiling to the sink and shower areas.

Externally the property is approached via a paved Driveway offering ample off road Parking and returning in front of the 17'8" x 15'5" Integral Double Garage and there is a lawned Garden frontage.

To the rear there is a patio area adjacent to the back of the house, accessed via the UPVC doors from the Dining Kitchen and the Playroom. Steps lead up to the main Garden Area which is mainly laid to lawn with well stocked borders with a variety of plants, shrubs and trees and is enclosed within timber fencing.

