

**OCCUPYING A SUPERB CORNER PLOT A 1960'S DETACHED HOUSE  
NOW IN NEED OF SOME RENOVATION OR COMPLETE RE-  
DEVELOPMENT. SITTING IN A TOP CLASS LOCATION IN A  
FASHIONABLE AREA OF BOWDON.**



**Chasyl Lodge, 1 Stanhope Road, Bowdon, Cheshire, WA14 3LB**

**£875,000**

## **Particulars of:**

### **Chasyl Lodge, 1 Stanhope Road, Bowdon, Cheshire, WA14 3LB**

Originally constructed in the 1960's this detached house which is basically laid out over two floors would ideally suit re-development as it sits in a superb corner plot extending to something just short of a quarter of an acre. The house itself comprises an enclosed porch with reception hall, lounge, drawing room, kitchen, rear lobby, cloakroom and utility room whilst at first floor leading from a good sized landing is master bedroom suite of bedroom, dressing room and bathroom, four further bedrooms and a family bathroom. Externally is a double garage, forecourt parking and magnificent corner plot.

Much of this particular area of Stanhope Road has been re-developed in recent times, and this particular house would be an ideal candidate for demolition and construction of a larger detached house. The area generally is characterised by good quality houses and is set within a mile of Hale and Altrincham. Hale's fashionable village with restaurants and shops is complemented by Altrincham with its busy market town centre and Metrolink services into Manchester. The urban motorway network and International Airport are literally on the doorstep.

## **DIRECTIONS**

From the centre of Hale proceed along Ashley Road over the level crossing. At the first set of traffic lights turn left onto Langham Road. Continue along Langham Road for approximately two thirds of a mile turning left into Bow Green Road. Half way down Bow Green Road turn left into Stanhope Road where the property will be found on the right more or less on the corner of Stanhope Road and Gaddum Road.

## **ACCOMMODATION**

### **GROUND FLOOR**

**ENCLOSED PORCH** quarry tiled floor and mat well

**RECEPTION HALL** a very spacious area giving access to all the main rooms. Excellent understairs store cupboard.

**LOUNGE 5.92 x 3.63 (19'5" x 11'11")** lovely aspect over the gardens to the side. Feature fireplace with a marble hearth and open grate. Heating radiator.

**DRAWING ROOM 8.94 x 4.55 (29'4" x 14'11")** suitable for a variety of purposes and featuring a full height range of large double glazed picture windows looking out over the gardens. Matching range of French windows leading onto the patio. At one time used as a very spacious dining room but equally suitable for a variety of different uses. Telephone point. Heating radiator.

**KITCHEN 5.94 x 2.84 (19'6" x 9'4")** an extensive range of fitted base cupboards and drawers with laminated working surfaces and matching eye level wall cupboards. Creda twin built-in ovens. Miele ceramic hob. Neff integrated dishwasher. Gaggenau deep fat fryer. Integrated fridge.

**REAR LOBBY** with separate access from the outside.

**CLOAKROOM** with fully tiled walls and comprising wc, low level suite and fitted vanity unit.

**UTILITY ROOM 2.84 x 1.75 (9'4" x 5'9")** single drainer set in sink with cupboard space below plus additional cupboards. Plumbing provided for a washing machine. Personal door to garage.

Staircase to first floor and landing.

## **FIRST FLOOR & LANDING**

**LANDING** built-in cylinder cupboard.

**MASTER BEDROOM SUITE 4.62 x 4.09 (15'2" x 13'5")** a well proportioned room which features an extensive amount of fitted furniture including wall to wall built-in drawer units and floor to ceiling fitted wardrobes with storage cupboards above. Concealed entrance leads through to en-suite dressing room.

**EN-SUITE DRESSING ROOM** featuring a corner dressing table and drawer unit with an inset wash basin and a tiled surround. Heating radiator.

**EN-SUITE BATHROOM** comprising a panelled Whirlpool style bath with mixer tap and shower attachment. Pedestal wash basin. Wc low level suite. Fully tiled shower cubicle with a Mira shower unit. Fully tiled walls. Ceramic tiled floor. Vertical towel radiator.

**BEDROOM TWO (SIDE) 2.92 x 3.07 (9'7" x 10'1") plus wardrobe recess** looking towards Gaddam Road featuring a range of floor to ceiling fitted wardrobes with a matching fitted desk/drawer unit. Matching eye level cupboards. Heating radiator.

**BEDROOM THREE 4.32 x 2.95 (14'2" x 9'8") OVERALL** a well proportioned room with an extensive amount of fitted furniture including floor to ceiling fitted wardrobes with a recess for a single bed with matching bed head and bedside cabinets on either side. Matching corner unit incorporating a desk and drawers. Heating radiator.

**BEDROOM/STUDY 2.74 x 2.44 (9'0" x 8'0")** currently utilised as a study and with an extensive range of floor to ceiling fitted bookshelves.

**BEDROOM FIVE 2.01 plus recess x 2.64 (6'7" x 8'8")** excellent built-in store cupboard. Double glazed window looking forward to Gaddum Road. Heating radiator.

**FAMILY BATHROOM** comprising panelled bath with mixer tap and shower attachment. Pedestal wash basin. Wc low level suite. Fully tiled walls. Ceramic tiled floor. Built-in airing cupboard. Combined radiator/towel rail.



