

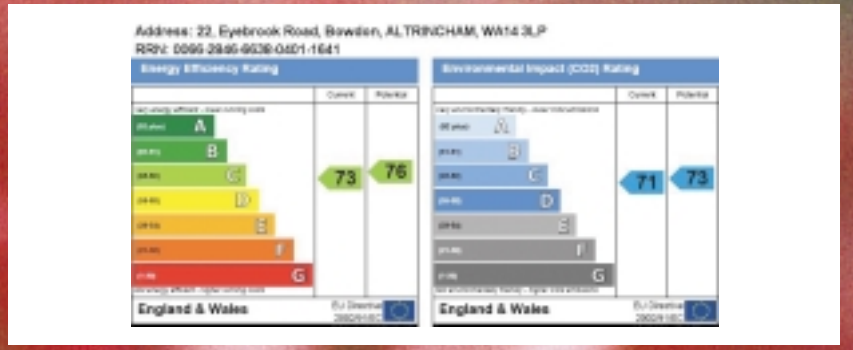


22 EYEBROOK ROAD  
Bowdon



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***This is without doubt, one of the finest houses of its type currently available designed with tremendous flair and imagination creating a highly individual property, which is both spacious and bright and featuring the latest technological advancements.***

The house is arranged across 3 floors and includes a spectacular main entrance hall, which opens into a good sized dining area, whilst to the left is a superb main living room and adjacent a fantastic open plan bar area, which can be accessed from many of the principal rooms. The heart of the house is the spectacular open plan living area to the rear, which includes a split level sitting room and a magnificent high quality luxury kitchen with an adjacent breakfasting area and family room, all with access directly into the rear garden. A utility room and an attractively designed cloakroom with WC complete the accommodation on the ground floor.

On the first floor, there are 4 principal bedroom suites, all beautifully designed with their own private en suite dressing rooms and en suites bathrooms or shower rooms and therefore completely self-contained. There is a fully fitted home office with a comprehensive range of home study furniture with a lovely outlook over the rear gardens. On the second floor, however is the reason why you might buy this house. A stunning master bedroom suite, which is designed in the style of a self-contained bed sitting room, incorporating a good sized double bedroom, lounge area, his and her dressing rooms and a magnificent luxury bathroom.

Your attention is draw to the solid concrete ground first and second floors, a comprehensive sound system throughout the house, CCTV, lutron lighting and a host of other features too numerous to mention here. Double glazing and gas fired underfloor heating across all 3 floors is provided.

#### LOCATION

The property is situated in a most attractive and mature location and within easy reach of Altrincham town centre and Hale village, which are home to some of well known multiples together with a good selection of bars and restaurants. Altrincham railway station offers the Metro Link into Manchester city centre and the access point to the motorway network together with Manchester International Airport are both within a short driving distance. There are many good schools in the are to suit children of all ages

#### DIRECTIONS

From our Hale office travel along Ashley Road, over the railway crossing and at the traffic lights bear left onto Langham Road. Continue along almost reaching the junction with the A56 at the traffic lights and turn left just prior to this down Barry Rise, continue onto Eyebrook Road and the property will be seen towards the bottom of Eyebrook on the right hand side, just before the sharp left hand bend.

#### GROUND FLOOR

RECEPTION/DINING HALL 30'3 (9.22M) X 12'10 (3.91M)

CLOAKROOM

WC and wash hand basin.

DRAWING ROOM 24' (7.32M) X 18'11 (5.77M)

BAR AREA. 14'4 (4.37M) X 9' (2.74M)

SITTING ROOM 18'4 (5.59M) X 12'11 (3.94M)

OPEN-PLAN FAMILY ROOM 18' (5.49M) X 12'11 (3.94M)

LUXURY BREAKFASTING KITCHEN. 31'4 (9.55M) X 11'2 (3.4M)

UTILITY ROOM 10'9 (3.28M) X 5'10 (1.78M)

#### FIRST FLOOR

BEDROOM 2 18'6 (5.64M) X 16'11 (5.16M)

EN SUITE DRESSING ROOM

EN SUITE SHOWER ROOM

STUDY 10'2 (3.1M) X 10'1 (3.07M)

BEDROOM 3 18'4 (5.59M) X 14' (4.27M)

EN SUITE DRESSING ROOM

EN SUITE SHOWER ROOM

BEDROOM 4 19'8 (5.99M) X 12'10 (3.91M)

EN SUITE DRESSING ROOM

BEDROOM 5 17'7 (5.36M) X 14'3 (4.34M)

EN SUITE DRESSING ROOM

EN SUITE SHOWER ROOM

#### SECOND FLOOR

BEDROOM 1 20'6 (6.25M) X 13'10 (4.22M)

LOUNGE AREA 30'8 (9.35M) X 15'6 (4.72M)

DRESSING ROOM 1

DRESSING ROOM 2

BATH AREA 10' (3.05M) X 8' (2.44M)

EN SUITE SHOWER ROOM

#### OUTSIDE

INTEGRAL DOUBLE-GARAGE.

LARGE FORECOURT PARKING AREA FOR SEVERAL VEHICLES.

Remote entrance gates.

#### GARDENS

Beautifully tended landscaped gardens, very private particularly during the summer months, mainly laid to lawn and well stocked with numerous plants and shrubs. Good sized decking.

#### TENURE

Freehold and free from chief rent.

#### SERVICES (NOT TESTED)

All main services are connected.

#### LOCAL AUTHORITY

Trafford Borough Council.

#### POSTCODE

WA14 3LP

#### POSSESSION

Vacant possession upon completion.

#### VIEWING

Viewing strictly by appointment through the Agents.



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