

*John N*  
**Hilditch & Co**



**19 GREEN COURTS, GREEN WALK  
BOWDON, CHESHIRE WA14 2SR**

OCCUPYING AN EXCELLENT CUL DE SAC LOCATION IN AN EXTREMELY  
POPULAR RESIDENTIAL AREA A FOUR BEDROOMED DETACHED  
FAMILY HOUSE NOW IN NEED OF SOME COSMETIC MODERNISATION.

**£699,950**

162/164 Ashley Road, Hale, Cheshire WA15 9SF  
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Email: [sales@jhilditch.com](mailto:sales@jhilditch.com)

## DESCRIPTION

Green Courts is a 1970's development of detached houses and apartments set in arguably one of Bowdon's finest locations. The accommodation which is laid out over two floors and now requires some cosmetic modernisation briefly comprises an entrance porch, hallway, good sized living room, breakfast kitchen and family room. The ground floor being completed by a well proportioned dining room. At first floor level leading from a good sized landing is a master bedroom with en-suite, three further bedrooms and a family bathroom. Externally is a double garage, ample forecourt parking and well proportioned gardens.

The area generally is characterised by a mixture of large detached houses and apartments. The property is conveniently located almost equi distant between Hale and Altrincham. Hale's fashionable village with its wide pavements and fashionable restaurants is complemented by Altrincham with its busy market town centre and Metrolink services into Manchester. The urban motorway network and International Airport are on the doorstep, sporting and recreational facilities abound. The Devisdale, an area of outstanding natural beauty, sits just to the rear of the property.

## DIRECTIONS

From our office in Hale travel along Ashley Road over the railway crossing to the traffic lights. Continue straight ahead up Stamford Road to the top passing The Griffin Public house on your right. Continue straight ahead onto Green Walk and continue along passing Bowdon Tennis Club on your right and Green Courts can be found a short way along on your right hand side.

## IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

*Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.*

## GROUND FLOOR

### ENCLOSED ENTRANCE PORCH

#### ENTRANCE HALL 15'0" (4.57) X 7'10" (2.39)

two full height picture windows. Walk-in cloaks room leading to ground floor.

WC with wash basin.

#### LIVING ROOM 20'3" (6.17) X 13'0" (3.96)

an impressive principal reception room with double glazed windows to the front and side and double glazed patio doors giving access to the private rear garden. Coal effect gas fire with marble hearth and two radiators.

#### DINING ROOM 12'0" (3.66) X 11'9" (3.58)

another well proportioned room, adjacent to the kitchen and so ideal as a formal dining room, full height double glazed picture window overlooking the garden. Radiator.

Leading to breakfast kitchen.

#### BREAKFAST KITCHEN 16'0" (4.88) X 11'6" (3.51)

fitted with an extensive range of base and eye level units, inset stainless steel sink with mixer tap, integrated 'Gorenjo' four ring hob, space and plumbing for washing machine, space for dishwasher and fridge freezer. Full height larder cupboard housing 'Gloworm' gas central heating boiler, radiator and double glazed windows to side and rear elevations.

### **FAMILY ROOM 8'10" (2.69) X 8'5" (2.57)**

an additional reception room which is positioned to the front of the property and is currently used as a sitting/family room, but could just as easily be an office/study. Radiator and double glazed window to front elevation.

## **FIRST FLOOR & LANDING**

### **LANDING**

spacious landing with window to front elevation. Range of useful built-in cupboards and airing cupboard housing hot water cylinder.

### **BEDROOM ONE 16'3" (4.95) X 11'6" (3.51)**

a generous master bedroom fitted with a range of bedroom furniture including wardrobes, drawers and a dressing table and double glazed windows to the side and rear elevations.

Door leading to en-suite bathroom.

### **EN-SUITE BATHROOM 8'3" (2.51) X 6'7" (2.01)**

fully tiled, thermostatic Mira shower above the bath, low level wc, wash basin. Radiator.

### **BEDROOM TWO 12'11" (3.94) X 12'0" (3.66)**

another excellent sized bedroom with double glazed windows to two elevations overlooking the rear gardens. Range of built-in cupboards, drawers and shelves. Radiator.

### **BEDROOM THREE 11'11" (3.63) X 11'10" (3.61)**

fitted with two banks of full height wardrobes, window to rear elevation. Radiator.

### **BEDROOM FOUR 9'5" (2.87) X 7'10" (2.39)**

a much larger than average fourth bedroom with window to the side elevation overlooking the garden. Range of fitted wardrobes. Radiator.

### **BATHROOM 8'4" (2.54) X 6'7" (2.01)**

a well appointed family bathroom with a white suite comprising wash basin with mixer tap, low level wc and double width walk-in shower. Chrome ladder radiator. Obscured window to the side elevation and fully tiled walls and floor.

## **EXTERNALLY**

### **GARDENS**

the property occupies a generous plot with off road parking for several vehicles to the front on a brick set driveway. A gates leads to the side and rear gardens which are extremely private and ideal for those with young families. The gardens are predominantly laid to lawn with well stocked borders and a large number of mature bushes and trees. The gardens run around the rear of the house and lead to a small drying area accessed immediately off the kitchen.

### **DETACHED DOUBLE GARAGE 18'4" (5.59) X 18'0" (5.49)**

light and power. Space and plumbing for washing machine. There is a loft area above the garage which provides useful storage space.

### **SERVICES:**

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

### **TENURE:**

### **FREEHOLD.**

### **ASSESSMENT:**

Trafford Borough Council. Council Tax Band 'G'

### **VACANT POSSESSION UPON COMPLETION**

### **VIEWING:**

By appointment through the Agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

  

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E		51	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR

10 GREEN COURTS, GREEN PARK

While every attempt has been made to ensure the accuracy of the floorplans contained herein, environmental conditions, structural and other factors may affect the accuracy of the floorplans. The floorplans are provided for illustrative purposes only and should not be used as a basis for any construction or other work. The floorplans are provided for illustrative purposes only and should not be used as a basis for any construction or other work. The floorplans are provided for illustrative purposes only and should not be used as a basis for any construction or other work.

### FLOOR PLANS

Not to Scale. For Illustration purposes only.

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