

*John N*  
**Hilditch & Co**



**LAUREL HOUSE, DELAMER ROAD,  
BOWDON, CHESHIRE, WA14 2NQ**

OCCUPYING A TRULY CENTRAL LOCATION, A FABULOUS VICTORIAN  
SEMI-DETACHED TOWNHOUSE-STYLE PROPERTY SITTING IN  
COMPACT GARDENS AND OFFERING FABULOUS ACCOMMODATION  
SPREAD OVER THREE FLOORS PLUS CELLARS.

**£869,950**

162/164 Ashley Road, Hale, Cheshire WA15 9SF  
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## DESCRIPTION

Laurel House, Delamer Road, Bowdon, Cheshire, WA14 2NQ

Beautifully maintained and upgraded by our clients over recent times, this property offers fabulous family accommodation spread over three floors plus cellars. Briefly, the gas centrally heated accommodation comprises a long wide welcoming entrance hallway with a downstairs cloakroom reached from a small inner hallway area. There are two large principal entertaining rooms, both with classic original Victorian features. To the rear of the house is a substantial and refitted breakfast room and kitchen with a small informal sitting area immediately adjacent to the rear courtyard. At lower ground floor level are three large cellar chambers with excellent head room and this provides further potential for enlargement of what is already a substantial property. At first floor level, leading from a split-level landing, are three good-sized bedrooms, one of which is currently in use as a formal study. There is a Jack and Jill bathroom facility shared between bedrooms one and two, in addition to which there is also a formal bathroom and a large walk-in storage room. At second floor level, leading from a substantial landing area, are two further double bedrooms, a walk-in storage room, a formal bathroom and a small inner landing giving access to a dressing room with a range of fitted wardrobes and a linen cupboard. Externally there is a detached garage, and the gardens as described overleaf.

This area of Altrincham/Bowdon is characterised by a mixture of early to mid Victorian classic villas, many of which have been substantially upgraded. The area generally is well served by local amenities. Altrincham's bustling market town centre lies within a quarter of a mile easy walk. Hale's fashionable village lies within three to four minutes drive. The urban motorway network and International Airport are on the doorstep and sporting and recreational facilities abound.

## DIRECTIONS

From the centre of Altrincham proceed up The Downs, bearing left at the top of The Downs, this then becomes Delamer Road. This house will be found on Delamer Road on the corner of Upper Downs. Vehicular access to the garage is from Upper Downs itself.

## 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

#### LARGE RECESSED PORCH

with solid hardwood front door with opaque, ornate glass inset leading to entrance hallway.

#### ENTRANCE HALLWAY 6.42 X 2.36 (21'0" X 7'9")

with an impressive staircase rising to the first and second floors. Dado rail. Moulded ceiling cornice. Central heating radiator with its own canopy. Telephone point.

#### INNER HALLWAY

giving access to the breakfast room and kitchen.

#### DOWNSTAIRS CLOAKROOM

fitted with a contemporary white suite of low level wc, circular wash basin set on a glass plinth. Wall light point. Heated towel rail.

Contained within the inner hallway area, a range of floor to ceiling cupboards. There is also access to the lower ground floor and cellar.

#### DRAWING ROOM 6.01 X 4.52 (19'8" X 14'10")

the focal point of which is a striking marble fireplace and hearth incorporating a coal-effect gas fire. Classic mid-Victorian bay window overlooking the front garden, adjacent to which is a Victorian-style radiator. Moulded ceiling cornice. Central ceiling rose. Picture rail.

#### DINING ROOM 5.17 X 4.7 (16'11" X 15'5")

a classic formal room with two tall sash windows. Victorian style radiator. Moulded ceiling cornice. Picture rail. Attractive contemporary flooring. The focal point of this room is a marble fireplace with tiled inset.

#### KITCHEN AND BREAKFAST ROOM

Breakfast Room Area 3.58 x 2.79 (11'9" x 9'2")

with a contemporary radiator. Courtesy door to rear courtyard style garden.

Kitchen 4.65 x 4.22 (15'3" x 13'10")

tall vaulted ceiling, and has been refitted with a range of contemporary units with mottled granite worktops. The kitchen comprises a Range-style cooker with five-ring gas hob and recessed downlighters and extractor set within the original chimney breast. Space for an American style fridge/freezer. Integrated Miele dishwasher. Attractive slate tiled floor runs throughout the breakfast room and family area. Recessed ceiling downlighters.

NB: THERE IS MORE THAN AMPLE SPACE FOR A SUBSTANTIAL BREAKFAST TABLE AND CHAIRS.

Access from inner hallway to lower ground floor and basement.

### LOWER GROUND FLOOR

#### BASEMENT

the basement is separated into four distinct areas. At the base of the stairs is a reception area which runs through into what previously would have been the coal hole. The overall measurements are 8.39 x 2.8 (27'6" x 9'2"). Beyond this are three large cellar chambers, the largest of which measures 6.05 x 4.54 (19'10" x 14'10") and has the original brick flooring and excellent head room. The second largest chamber is currently in use as a laundry/utility room and measures 5.06 x 4.73 (16'7" x 15'6"). There is plumbing and space for a washer and dryer, Belfast sink unit. Electric and gas meters etc. Original stone flagged floor. The smallest cellar chamber is currently in use as a wine store and measures 3.48 x 2.07 (11'5" x 6'10"). Staircase from main hallway to first floor and landing.

## FIRST FLOOR & LANDING

### SPLIT-LEVEL LANDING 6.4 X 2.14 (21'0" X 7'0")

with a further staircase to the second floor. This landing area has the original moulded ceiling cornice. Dado rail. Central heating radiator with its own canopy.

### MASTER BEDROOM 6.05 X 4.6 (19'10" X 15'1")

classic Victorian angular bay window overlooking the front garden. Double leaf radiator. Moulded ceiling cornice. Telephone point.

### EN-SUITE SHOWER ROOM 2.3 X 3.06 (7'7" X 10'0") (A JACK AND JILL FACILITY SHARED BETWEEN THE MASTER BEDROOM AND BEDROOM TWO)

Pedestal wash basin. Walk-in double shower, fully tiled with a thermostatic unit. Half tiled walls with complementary floor tiles. Double leaf radiator.

### BEDROOM TWO 5.28 X 4.65 (17'4" X 15'3")

deep moulded ceiling cornice. Central heating radiator.

### STUDY/BEDROOM THREE 5.05 X 4.4 (16'6" X 14'5")

has been fitted out substantially with floor to ceiling fitted shelving but could be used as a large third bedroom. Book casing with storage facilities. There is an original fireplace and surround. Deep moulded ceiling cornice. Central heating radiator. Two telephone points.

### BATHROOM 3.55 X 2.45 (11'8" X 8'0")

fitted with a contemporary white suite of low level wc. Bidet. Pedestal wash basin. Panelled bath in a fully tiled surround with shower attachment. Central heating radiator. Moulded ceiling cornice. Complementary wall and floor tiles.

Staircase from first floor landing to second floor.

## SECOND FLOOR

### LANDING 6.12 X 2.27 (20'1" X 7'6")

including staidrop.

Leading from the landing at the top of the stairs is a large walk-in storage facility.

### LARGE WALK-IN STORAGE FACILITY

suitable for suitcases etc.

### SMALL INNER LANDING 2.08 X 1.3 (6'10" X 4'3")

which gives access to a bathroom and walk-in dressing room complete with wardrobes and linen cupboard.

### BEDROOM FOUR 5.25 X 4.36 (17'2" X 14'4")

currently in use as an informal sitting room with picture window overlooking the church to the front. Original feature fireplace. Central heating radiator.

### BEDROOM FIVE 4.01 X 5.2 (13'2" X 17'0")

built-in double wardrobe. Central heating radiator.

Between bedrooms four and five is a substantial walk-in attic storage room.

### ATTIC STORAGE ROOM

with sloping ceiling and velux roof light complete with fitted shelving.

Leading from the aforementioned inner landing is a dressing room.

### DRESSING ROOM 2.57 X 1.2 (8'5" X 3'11")

with a range of floor to ceiling built-in wardrobes and linen cupboard.

### BATHROOM 4.5 X 2.85 (14'9" X 9'4") NARROWING TO 2.16 (7'1")

fitted with a Victorian-style contemporary white suite of vanity wash basin in a marble surround with cupboards beneath. Low level wc. Panelled bath with shower attachment in a half-tiled surround. Walk-in shower with semi circular shower screen and contemporary shower fittings. Heated towel rails. Five wall light points and complementary floor tiling.

## EXTERNALLY

### GARDENS

the gardens to this property are small but easily maintained. The rear garden is a small courtyard area enclosed by the retaining wall of the garage and out buildings to the side and rear. The property has the undoubted bonus of not being particularly overlooked to the rear. There is a good sized landscaped side garden, gravelled and enclosed by a combination of trellising and mature foliage. The front garden is lawned and laid out ornamentally. An area of lawn is flanked by mature herbaceous borders with a large number of mature shrubs and trees and there is a sunken pathway leading to the front door of the house.

### DOUBLE GARAGE

with vehicular access from Upper Downs.

### SERVICES:

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

### TENURE:

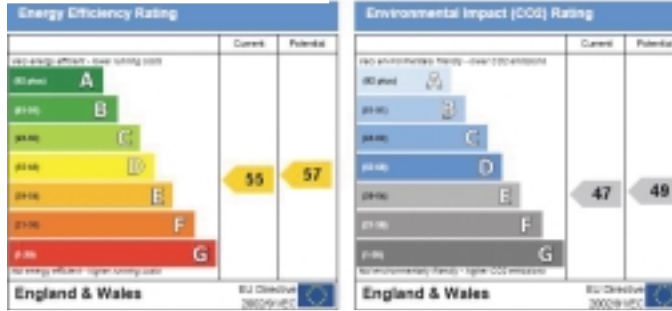
**ASSESSMENT:** Trafford Borough Council. Council Tax Band 'C'

### VACANT POSSESSION UPON COMPLETION

**VIEWING:** By appointment through the Agent.



Address: Laurel House, Delamere Road, ALTRINGHAM, WA15 9SF  
 NR96 0778 8940.4232 8039.8904



LAUREL HOUSE, DELAMERE ROAD  
 Measurements shown have been made to the best of our knowledge from measurements  
 of the property. They are not intended to be a contract and do not constitute part of an offer or contract.  
 All dimensions are given in metres and millimetres. All dimensions are given to the nearest millimetre.  
 All dimensions are given to the nearest millimetre. The floor area is given to the nearest square metre.  
 All dimensions are given to the nearest millimetre.

**FLOOR PLANS**  
 Not to Scale. For Illustration purposes only.

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