

*John N*  
**Hilditch & Co**



10 OAKWOOD LANE, BOWDON  
CHESHIRE, WA14 3DL

A SPACIOUS AND WELL LAID OUT MODERN FAMILY DETACHED HOME

**£559,500**

162/164 Ashley Road, Hale, Cheshire WA15 9SF  
Tel: 0161 929 6363 Fax: 0161 929 6333  
Email: [sales@jhilditch.com](mailto:sales@jhilditch.com)

## DESCRIPTION

10 Oakwood Lane, Bowdon was constructed around fifteen years ago by Messrs Redrow and offers well laid out family accommodation over two floors. With a good sized rear garden, this double glazed property is warmed by gas fired central heating and also offers a generous garden, off road parking, double garage, two reception rooms and dining kitchen, utility room, ground floor wc. Master bedroom suite, guest suite, two further bedrooms and family bathroom.

Oakwood Lane is a residential area close to a semi rural location, yet also very conveniently placed for Cheshire's Green Belt and urban motorway network. Manchester Airport, Altrincham town centre and Hale village area a short drive away. Schools for all ages and denominations are well represented throughout the area both in the private and public sector and at junior and senior level.

## DIRECTIONS

Travel from Ashley Road turn left into Langham Road. Turn left into Vicarage Lane and continue to Bow Lane. Follow Bow Lane into a semi rural area then turn left into Oakwood Lane, No. 10 is on the right and can be identified by a 'John N Hilditch' for sale board.

## 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

Canopied entrance to hallway.

### HALLWAY

a generous hallway with stairs to first floor and doors off to main entertaining room. Central heating thermostat. Cloaks cupboard. Radiator.

### WC

low level wc and pedestal wash basin. Radiator. Double doors opening to lounge.

### LOUNGE 19'4" X 12'11" (5.99 X 3.9)

a good sized main entertaining room with leaded bay to front and stained and leaded window to side. Ceiling cornicing. Double radiator. Television point. Feature fireplace with living flame gas fire.

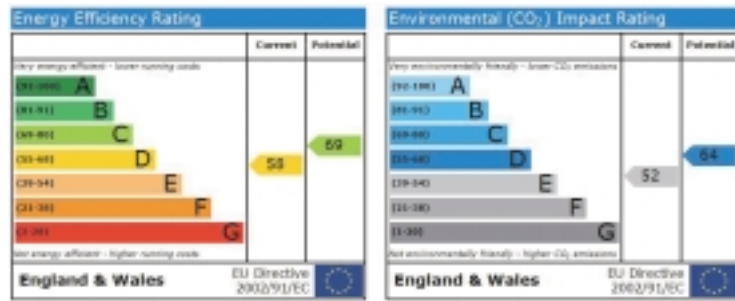
### DINING ROOM 12'11" X 10'11" (3.9 X 3.3)

ceiling cornicing. Window to rear. Radiator.

### DINING KITCHEN (25'11" X 14'10" (7.9 X 4.5)

fitted with a range of medium coloured kitchen units with a generous range of base units, drawers, wine rack, corner units and wall mounted cupboards. Integral fridge and freezer. Built-in Tricity Bendix oven and grill and microwave. Four ring gas hob with extractor hood oven. 1\_ bowl single drainer sink unit with mixer tap and cupboards below. Built-in dishwasher. Window to rear. Opening into dining room which has French doors opening to rear patio. Door to utility room. Personal door to side, door to garage and store. Tiled floor. Radiator. Plumbing for a washing machine. Plumbing for tumble dryer. Single bowl sink unit with mixer tap and cupboard below. Tall store cupboard. Wall mounted gas fired central heating boiler.





While every effort has been made to ensure the accuracy of the floor plan, variations may exist between the actual and the plan. The plan is for illustrative purposes only and should not be relied upon for any other purpose. The various systems and standards shown have not been tested and are not guaranteed. For further information, please contact the agent.

### FLOOR PLANS

Not to Scale. For Illustration purposes only.

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