

*John N*  
**Hilditch & Co**



**85 SOUTH DOWNS ROAD, BOWDON,  
CHESHIRE, WA14 3DZ**

SET IN A SUPERB DEVELOPMENT OF APARTMENTS AND TOWNHOUSES A MAGNIFICENTLY PRESENTED FOUR STOREY TOWNHOUSE WITH THE BENEFIT OF ITS OWN PRIVATE GARDEN, LARGE UNDERGROUND CAR PARKING FACILITY AND BEAUTIFULLY DECORATED THROUGHOUT.

**£779,500**

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

Constructed by Messrs. Bryant Homes in the late 1990's these townhouses form part of a bespoke development of apartments and townhouses and is set within easy walking distance of Altrincham and Hale. Briefly the accommodation which is spread over four floors comprises an entrance hall with separate wc, there is a dining room, a beautifully presented open plan breakfast kitchen which in turn opens onto the landscaped garden area. There is a family/sitting area, whilst at lower ground floor is a hallway, utility room, a fourth bedroom which is currently in use as a large study, and a large storage room. In turn access to the underground garage can be accessed from this lower ground floor. At first floor level is a well proportioned living room, a master bedroom with en-suite, whilst at second floor level are two further bedrooms one with en-suite facilities plus a family bathroom. Externally are delightfully landscaped gardens to the rear enjoying a southerly facing aspect. There is ample underground and surface car parking.

This section of South Downs Road is characterised by a mixture of apartments and townhouses and is set within easy striking distance of Hale and Altrincham. Altrincham's market town centre with Metrolink services into Manchester is within five minutes drive as is Hale with its range of fashionable shops and restaurants. The Bollin Valley and Green Belt are literally on the doorstep. The urban motorway network and International Airport are also within ten minutes drive.

## DIRECTIONS

From the centre of Hale proceed across the level crossing to the first set of traffic lights. Turn left onto Langham Road and continue for approximately half a mile. Turn left into South Downs Road where the property will be found immediately on the right. (Vehicular access to the rear is gained via an electronically gated entrance on Grange Road).

## 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

#### ENTRANCE HALL

ceiling cornice. Storage cupboard. Radiator and stairs to first floor.

#### SEPARATE WC

half tiled walls. Low level wc. Pedestal wash basin. Window to front. Radiator. Inset halogen downlighters.

#### DINING ROOM 14'2" (4.32) X 10'2" (3.1)

entered by glazed French doors. Ceiling coving. Windows to front. Radiator.

#### OPEN PLAN BREAKFAST KITCHEN AND FAMILY/SITTING AREA

Breakfast Kitchen 19'6" (5.94) x 17'9" (5.41) MAXIMUM

tiled floor. Range of wall and base units comprising cupboards and drawers. Base units with granite work surfaces over and granite splashbacks. Inset 1\_ bowl and inset single bowl stainless steel sink units both with mixer taps. Range of built-in Neff appliances comprising oven, grill, microwave and four ring gas hob with extractor hood over. Built-in fridge and two dishwashers. Central island comprising base units with granite work surfaces over and breakfast bar. Door and window allowing access to the rear bespoke landscaped south facing garden, wall mounted heated towel rail and inset halogen downlighters.

Opening to family/sitting area

Family/Sitting Area gas fireplace with surround and hearth. Windows to rear. Radiator. Inset halogen downlighters.

### LOWER GROUND FLOOR

#### HALL

storage cupboard and radiator.

#### UTILITY ROOM 7'9" (2.36) X 7'5" (2.26)

tiled floor. Range of wall and base units comprising cupboards. Base units with work surfaces over and tiled splashbacks. Inset stainless steel single drainer sink unit with mixer tap. Space and plumbing for washing machine/dryer and radiator.

### BEDROOM/STUDY 19'4" (5.89) X 12'6" (3.81) MAXIMUM

window to front. Inset halogen downlighters. Radiator.

### LARGE STORAGE ROOM 19'4" (5.89) X 11'8" (3.56)

stepping down into large storage space with light and power and double doors leading to underground garage.

## FIRST FLOOR & LANDING

### LANDING

ceiling coving. Radiator. Inset halogen downlighters. Stairs to second floor.

### LIVING ROOM 19'6" (5.94) X 16'0" (4.88) MAXIMUM

gas fireplace with surround and hearth. window to rear and French doors to rear leading to Juliette balcony. Radiators. Ceiling coving. Inset halogen downlighters and wall light points.

### BEDROOM ONE 15'11" (4.85) X 12'2" (3.71) MAXIMUM

windows to front. Radiator. Inset halogen downlighters.

### EN-SUITE BATHROOM 9'2" (2.79) X 6'10" (2.08)

tiled floor and half tiled walls. Low level wc. Pedestal his and hers wash basins with mixer taps. Tiled panelled bath with mixer tap. Fully tiled shower with wall mounted shower head over. Wall mounted heated towel rail. Windows to front. Inset halogen downlighters.

## SECOND FLOOR & LANDING

### LANDING

ceiling coving. Airing cupboard and radiator.

### BEDROOM TWO 12'7" (3.84) X 11'9" (3.58)

range of built-in bedroom furniture. Windows to the rear. Inset halogen downlighters. Radiator.

### EN-SUITE SHOWER ROOM 8'1" (2.46) X 6'4" (1.93)

tiled floor and half tiled walls. Low level wc. Pedestal wash basin with mixer tap. Fully tiled shower with wall mounted shower head over. Window to rear. Radiator. Inset halogen downlighters.

### BEDROOM THREE 19'3" (5.87) X 11'2" (3.4)

range of built-in bedroom furniture. Windows to the front. Radiator. Inset halogen downlighters.

### FAMILY BATHROOM 9'3" (2.82) X 7'0" (2.13)

tiled floor and half tiled walls. Low level wc. Pedestal wash basin with mixer tap. Tiled panelled bath with mixer tap. Fully tiled shower with wall mounted shower head over. Radiator. Inset halogen downlighters.

## EXTERNALLY

### GARDENS

secure pedestrian gated entrance to the front and beautifully landscaped south facing bespoke rear garden with decked sitting area. Wrought iron gate to the end of the garden with steps leading down to parking and garage.

### PARKING AND GARAGE

secure parking and electric door to underground garage with three designated spaces.

The access to the garage is through secure gates off Grange Road.

### SERVICES:

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

### TENURE:

Leasehold.

### ASSESSMENT:

Trafford Borough Council. Council Tax Band 'G'

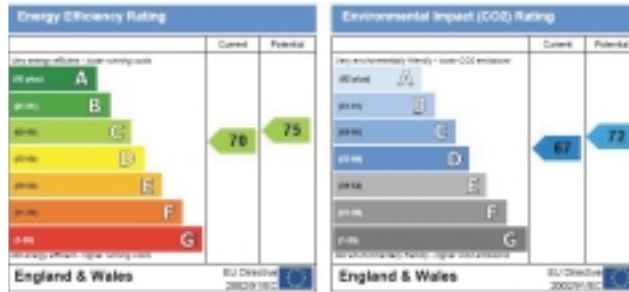
### VACANT POSSESSION UPON COMPLETION

### VIEWING:

By appointment through the Agent.



Address: 85, South Downs Road, Bowdon, ALTRINGHAM, W14 3DZ  
 FRN 43694523 8458 8314 4962



BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



2ND FLOOR

85 SOUTH DOWNS ROAD  
 \*These plans should not be taken as a guarantee of the accuracy of the floor plan. Measurements of rooms, windows, doors and any other items are approximate and are not intended to be used as a basis for any prospective purchase. The services, fixtures and appliances shown here are not intended to be used as a basis for any prospective purchase. The services, fixtures and appliances shown here are not intended to be used as a basis for any prospective purchase. The services, fixtures and appliances shown here are not intended to be used as a basis for any prospective purchase. (Note will be kept on file.)

### FLOOR PLANS

Not to Scale. For Illustration purposes only.

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