

*John N*  
**Hilditch & Co**



**71 STAMFORD ROAD, BOWDON,  
CHESHIRE, WA14 2JJ**

OCCUPYING A SUPERB LOCATION A STYLISH GEORGIAN TOWNHOUSE  
WHICH HAS BEEN COMPLETELY RE-MODELLED IN RECENT TIMES.

**£950,000**

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

## DESCRIPTION

Stylishly refurbished in recent times this magnificent four storey Georgian townhouse occupies an outstanding location within walking distance of Hale village. Briefly the gas centrally heated accommodation comprises a long, welcoming entrance hallway, two reception rooms and a large breakfast kitchen fitted by Martin Moore of Altrincham. At lower ground floor level is a large utility room, L shaped reception area, wine store and completing the lower ground floor is a magnificently crafted double integral garage with electric up and over door. At first floor level is a master bedroom with en-suite, two further double bedrooms, a bathroom and cloakroom leading from the landing. At second floor level are two further double bedrooms. Externally are the garage, car parking facilities and beautifully landscaped gardens as described overleaf.

This section of Stamford Road is characterised by a mixture of substantial Victorian and Georgian houses. Hale's fashionable village lies within five minutes walk, Altrincham is close at hand with its Metrolink services into Manchester. Schools for all ages serve the area, the Bollin Valley and Green Belt are on the doorstep and sporting and recreational facilities abound.

## DIRECTIONS

From the centre of Hale proceed across the level crossing to the first set of traffic lights, continuing straight up Stamford Road, the property will be found on the right.

## 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 HALLWAY 8.83 X 1.21 (28'11" X 4'0") WIDENING TO THE REAR TO 1.84 (6'0")**

with an attractive limestone tiled floor which runs throughout most of the ground floor. Moulded ceiling corning. Dado rail. Victorian style radiator. Staircase to first floor and landing.

### INNER HALLWAY SECTION

with Victorian style radiator and access to the lower ground and basement conversion.

**LOUNGE (FRONT) 4.63 X 4.5 (15'2" X 14'9")**

the focal point of which is an original cast iron fireplace with granite hearth incorporating a coal effect gas fire. Georgian small pane picture window overlooking the front garden. Victorian style radiator. Solid wood flooring. Moulded ceiling corning.

**DINING ROOM 4.44 X 3.28 (14'7" X 10'9")**

with a striking contemporary fireplace inset with contemporary surround. Picture window overlooking rear courtyard and garden. Victorian style radiator. Floor to ceiling built-in cupboards and shelving.

**BREAKFAST ROOM AND KITCHEN 6.72 X 3.3 (22'0" X 10'10") WIDENING TO A SMALL BAY**

overlooking the side elevation. Victorian style radiator. This room is split into distinct areas. To the rear is an informal breakfasting area with French doors opening onto the rear garden. The kitchen has been beautifully refitted with a range of hand crafted units by Martin Moore incorporating a Belfast sink with a comprehensive range of base cupboards, drawers, matching eye level cupboards, polished timber working surfaces, complemented by granite work tops. Central island with granite worktops and inset circular sink unit with storage facilities beneath. Britannia stainless steel range cooker with twin ovens, six ring gas hob and overhead extractor set within the original chimney breast. Space for an American style fridge freezer. Integrated dishwasher. Recessed downlighters.

Staircase from hallway to lower ground floor.

## LOWER GROUND FLOOR

Stone steps lowering to the basement conversion which comprises:

**RECEPTION AREA 4.3 X 1.8 (14'1" X 5'11")**

including the staidrop with travertine floor covering.

**WINE STORE 3.5 X 1.08 (11'6" X 3'6")**

**UTILITY ROOM 4.36 X 2.5 (14'4" X 8'2")**

plus a full width range of floor to ceiling built-in storage cupboards. Inset sink unit with granite worktops. Plumbing and space for washer and dryer. Recessed downlighters.

Internal access to garage.

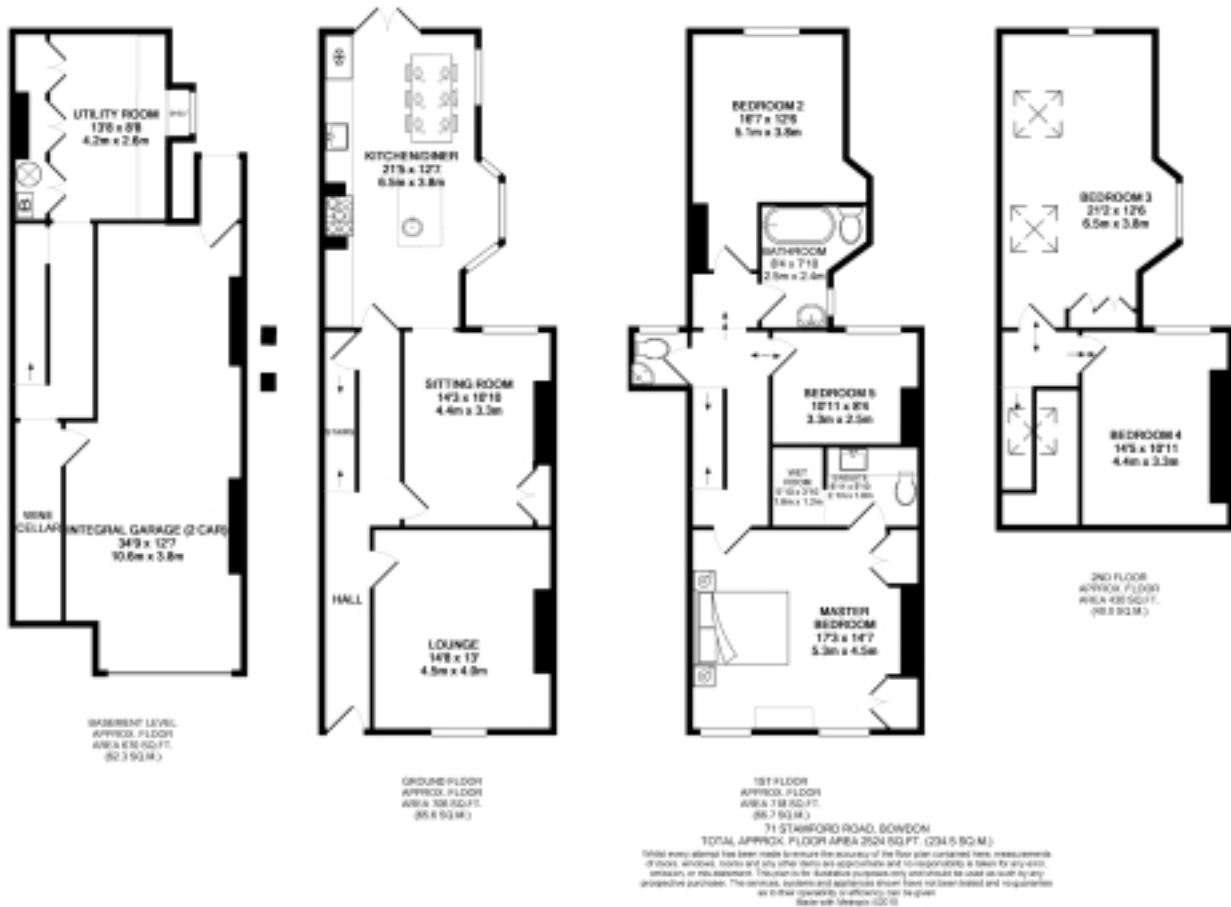
Staircase from hallway to first floor and landing.



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		43	45
(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			
(39-54) E		38	38
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



### FLOOR PLANS

Not to Scale. For Illustration purposes only.

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