

John N
Hilditch & Co



**THE RED HOUSE, 51 LANGHAM ROAD,
BOWDON, CHESHIRE, WA14 3NS**

OCCUPYING A CONVENIENT LOCATION ALMOST EQUI-DISTANT BETWEEN HALE AND ALTRINCHAM, A BEAUTIFULLY PROPORTIONED EDWARDIAN DETACHED HOUSE SITTING IN AMPLE GARDENS WITH FANTASTIC VIEWS ACROSS THE CHESHIRE PLAIN TO THE REAR.

£995,000

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

DESCRIPTION

Occupying a highly convenient location within easy striking distance of both Hale and Altrincham this classically styled Edwardian detached house offers spacious accommodation spread across four floors. Briefly the gas centrally heated accommodation comprises an entrance porch, original panelled hallway with staircase to first and second floors. The ground floor comprises three good sized reception rooms, a refitted breakfast kitchen, whilst at lower ground floor level is a billiard room and several other useful ancillary rooms. At first floor level is a master bedroom with en-suite dressing area and bathroom, three further bedrooms and a family bathroom. At second floor level are bedrooms five and six, an attic room and a third bathroom. Externally is a garage, parking and gardens as described overleaf.

The Red House has retained many of the fine original features such as the original panelled hallway and staircase, moulded ceiling cornicing etc., and the area in general is characterised by a mixture of top quality houses and apartments. Hale's fashionable village lies within five minutes as does Altrincham with its busy market town centre and regular Metrolink services into Manchester. Schools for all ages serve the area and the Bollin Valley and Green Belt are on the doorstep. The urban motorway network and International Airport lies within ten minutes.

To conclude, this is an excellently proportioned family house, with the undoubted bonus of magnificent views across the Cheshire Plain beyond.

DIRECTIONS

From the centre of Hale proceed across the main level crossing to the first set of traffic lights, turning left onto Langham Road. Continue for approximately half a mile where the property will be found on the left.

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 VERANDA STYLE OVERHANGING PORCH

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

ENTRANCE HALLWAY

classic panelled hallway with staircase to first floor and landing. Staircase to lower ground floor. Double leaf radiator. Recessed ceiling downlighters. The focal point of this room is an original fireplace. Leaded window to front.

INNER HALLWAY

giving access to sitting room and kitchen.

DOWNSTAIRS CLOAKROOM

separated into two areas. A reception area with wash basin and single radiator with a separate wc with radiator and laminate wood floor covering.

LOUNGE (REAR) 19'4" X 16'0"

with a stunning classic bay window overlooking the rear garden with leaded light insets. The focal point of this room is an original carved fireplace surround with marble inset with space for a real fire. Moulded ceiling cornicing. Matching ceiling plasterwork and large central rose. Picture rail. Double leaf radiator. Dimmer controlled lighting.

DINING ROOM 18'0" X 15'2"

with original moulded plasterwork. Central ceiling rose and picture rail. Attractive stripped polished floorboarding. Central heating radiator. Large sash window overlooking rear garden. A well proportioned entertaining room.

FAMILY ROOM 18'0" X 12'0"

with attractive wood floor covering. French doors opening onto a small veranda/balcony. Double leaf radiator. Television point. Picture rail. Additional side window. A further useful room.

BREAKFAST KITCHEN 18'0" X 12'0"

recently re-fitted by our clients and now offering a modern kitchen fitted with a generous number of cream units with granite worktops including base units, drawers and tall storage units, 1_ bowl sink unit with mixer tap and cupboards below. Space for range cooker with extractor hood over. Partially mosaic tiled to splashbacks. Inset ceiling lights. Radiator concealed behind decorative cover. Leaded sash windows to front. Ample space for table and chairs.

REAR PORCH

with built-in storage units with access to the rear garden.

Staircase from main hallway to lower ground floor.

LOWER GROUND FLOOR

At the base of the ground floor is a reception area with single radiator and bar area which in turn gives access to a music room.

DEN 15'0" X 12'8"

double leaf radiator. Power points etc. Small store cupboard. Extra useful room.

Also leading from the hallway is a small SITTING AREA which in turn leads through into a large utility room.

UTILITY ROOM

with sink unit. Plumbing and necessary space for washer and dryer. Ideal Mexico gas fired central heating boiler. Separate standalone hot water system. Tiled floor throughout.

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			
(21-38) F		38	49
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		34	43
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



BASMENT LEVEL



1ST FLOOR



GROUND FLOOR



2ND FLOOR

THE 1610 HOUSE, 41 LANGHAM ROAD
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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