

Apartment 4, Heathfield, The Firs, Bowdon, WA14 2TE

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A superb and beautifully presented 3 bedroom 2 bathroom first floor apartment of just over 1800sqft with 2 reception rooms, private terrace, communal gardens, single garage and allocated parking in this imposing Victorian gated development in one of Bowdon's most sought after roads with easy access to both Hale and Altrincham.

The accommodation comprises a communal entrance, porch and hallway with an entry phone system, whilst the apartment itself comprises a well proportioned L shaped entrance hallway, a magnificent principal drawing room with fabulous views across the front gardens, adjacent to which is a small working fully fitted study. The rest of the accommodation comprises a large dining room/Bedroom 2, a fully fitted breakfast kitchen with utility room, an informal sitting area/dining room with private balcony, two further bedrooms one with en-suite facilities and a family shower room which has been completely re-modelled in recent times.

Externally, there is a single garage with up and over door and an allocated parking space with visitor parking. The property is approached via electric gates and there are large communal gardens to the front and rear with mature trees and shrubs but are mainly laid to lawn. The Juliette balcony from the master bedroom and the balcony off the family room/dining room take full advantage of these views over the gardens to the rear.

Spacious Communal Reception Area: An attractive entrance with high ceilings and a spindle balustrade staircase beneath a tall stained glass window, dado rail, recessed low voltage lighting.

Private Entrance Hall: L shaped, tastefully decorated and with a built in cloaks cupboard, entry phone, recessed lighting.

Drawing Room: 14' 8" x 24' 6" (4.47m x 7.46m) into the angular bay. With double glazed sash windows overlooking the tree lined grounds. The drawing room is approached from the hall through double opening panelled/glazed doors and features a period style fireplace with marble hearth and living flame gas coal fire. An elegant room of perfect proportions with 11' high ceilings, cornice and centre mouldings, two concealed radiators.

Study: 9' 9" x 7' (2.97m x 2.13m) Fully fitted with a range of light natural wood fronted drawers, shelves, cupboard and L shaped desk with drawers beneath, cornice, radiator.

Dining Room/Bedroom2: 17' x 17' (5.18m x 5.18m) Alternatively a third bedroom. The room is again of generous size with twin double glazed sash windows to the front and a focal point of a period style fireplace surround and cast iron insert on a black quarry tiled hearth, cornice and picture rail, two wall light points, radiator.

Breakfast Kitchen: 15' x 12' 9" (4.57m x 3.88m) widening to 17'3" (5.25m) into the angular double glazed bay with fitted seating and adjacent to the breakfast area. The kitchen has been fitted with a complete range of units with white panelled doors and stainless steel handles beneath polished granite work surfaces incorporating twin integrated ovens, gas hob with extractor/light canopy above, microwave and central island with inset twin bowl sink to the granite work surface and with integrated dishwasher beneath, cornice, recessed low voltage lighting, light wood flooring, radiator and heated towel rail. Access to:

Utility Room: 7' 5" x 5' 2" (2.26m x 1.57m) With plumbing and space for washing machine, radiator.

Family Dining Area: 17' 9" x 8' (5.41m x 2.43m) At a slightly lower level approached from both the hall and the kitchen and with double opening double glazed French window to the balcony measuring about 15'6" wide with space for table and chairs and views over the lawns.

Master Bedroom: 18' x 17' (5.48m x 5.18m) (to wardrobes) Hand painted fireplace surround with cast iron insert and living flame gas coal fire on a contrasting hearth flanked by fitted wardrobes containing double hanging rails, shelving and drawers. to the rear are double opening double glazed French windows and Juliette balcony with views over the grounds, concealed radiator.

En-Suite: 13' x 5' 6" (3.96m x 1.67m) Beautifully appointed in white with fully tiled walls and light wood flooring. The suite includes a panelled bath with thermostatic shower and screen above, inset wash basin with mirror fronted cosmetic cupboards above and below, bidet and low level wc, recessed low voltage lighting, extractor, radiator.

Bedroom 3: 17' 3" x 6' 10" (5.25m x 2.08m) With fitted bedside tables, wardrobes, cupboards and drawers, radiator.

Family Bathroom: Recently re-fitted with fully tiled walls and floor and white/chrome wide shower enclosure with thermostatic shower, semi recessed wash basin in a tiled surround with cupboards beneath and low level wc with a concealed cistern. Recessed low voltage lighting, extractor, chrome heated towel rail, shaver point.

Outside

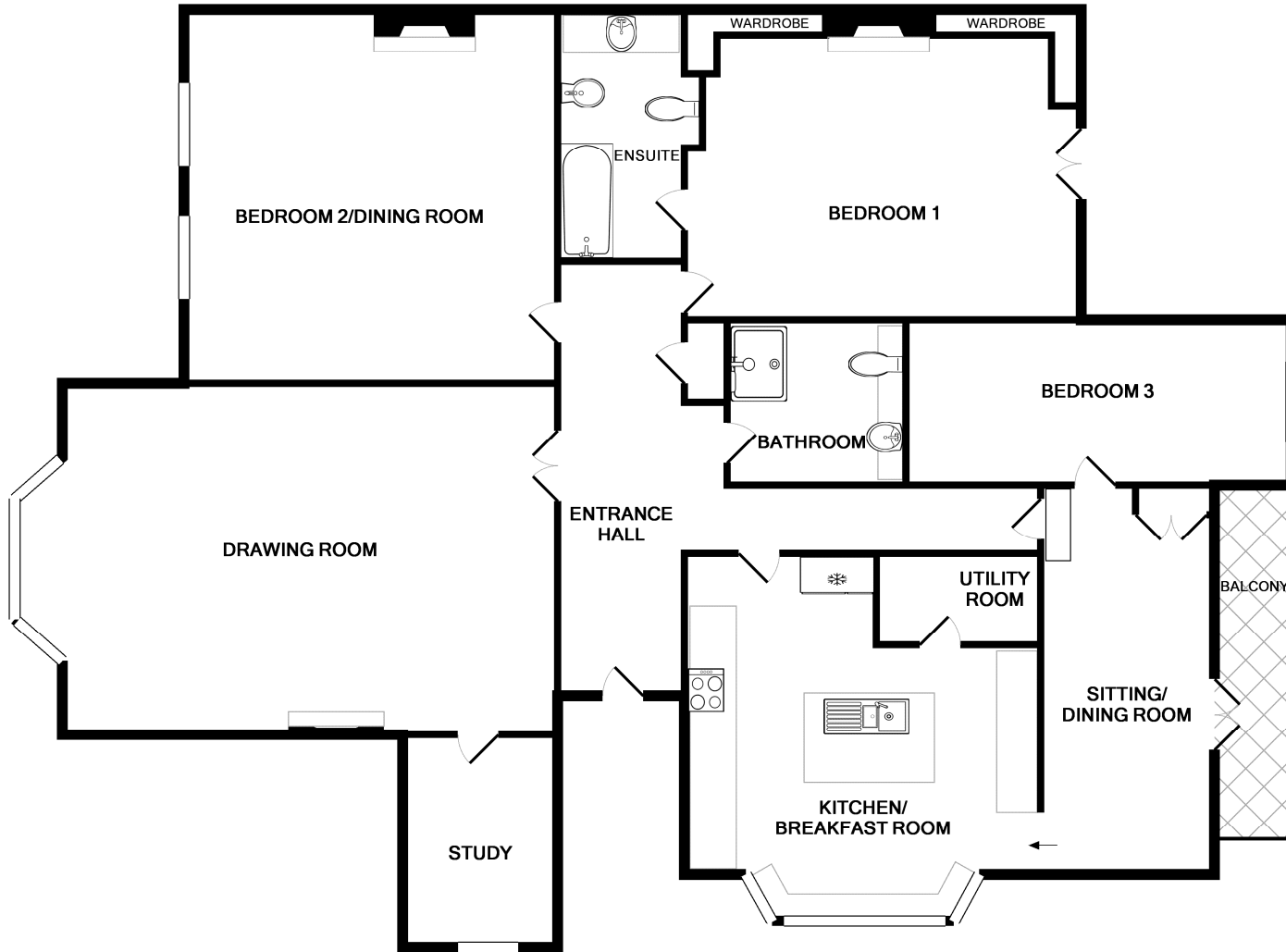
Garage: Semi detached brick/slate garage with up and over door, power and light.

Reserved parking space and visitors parking area.

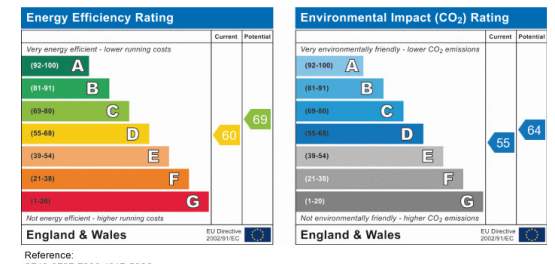
Grounds: Heathfield is approached through remote controlled electronic gates and with communal gardens to both front and rear. To the rear the gardens are laid mainly to lawn with surrounding shrubs and bushes and not directly overlooked. Both the master bedroom and sitting area enjoy the views over the grounds.

LOCATION: The apartment occupies a very convenient position in a sought after part of Bowdon and within reasonable walking distance of both Hale and Altrincham centres where excellent shopping facilities are available and many good restaurants and bars. For the commuter, the access point to the motorway network and Manchester Airport are both within a short driving distance time from the property and the Metro link which takes you into Manchester City Centre and beyond can be found at Altrincham train station.

DIRECTIONS: From The centre of hale travel along Ashley Road, over the railway crossing and at the traffic lights proceed straight across onto Stamford Road. At the top of the hill, pass the Griffin public house on the right and then turn right at the bollards onto The Firs, where the gates to Heathfield will be seen on the right hand side shortly before the Bowdon Synagogue. (for sat nav users use post code WA14 2TE).



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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All measurements are approximate

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