



1 LITTLE MEADOW ROAD
BOWDON

JACKSON-STOPS 

**1 LITTLE MEADOW ROAD
BOWDON**

**A DELIGHTFUL DETACHED DORMER HOUSE SET
IN A SMALL CUL-DE-SAC WITH A GOOD-SIZE
PRIVATE PLOT**



ACCOMMODATION IN BRIEF

- HALE 1 ½ MILES
 - ALTRINCHAM 1 ½ MILES
 - M56 (J7) 2 MILES
 - MANCHESTER AIRPORT 5 ½ MILES
 - MANCHESTER 9 ½ MILES
- (APPROXIMATE MILEAGES)

ACCOMMODATION IN BRIEF

- Entrance hall
- Living room
- Kitchen
- Dining room/bedroom four
- Shower room
- Utility room
- Conservatory
- Three bedrooms
- Family bathroom
- Garage
- Gardens

DESCRIPTION

This delightful detached dormer house offers flexible and adaptable accommodation, set in a small cul-de-sac, close to local amenities and within easy walking distance of local shops, Hale, Bowdon and Altrincham. The property has a gas central heating system and PVCu double glazing.

The accommodation includes a fitted kitchen with conservatory and utility room off, living room, dining room/bedroom four, shower room, three bedrooms and a family bathroom.

GARDENS

To the front the drive provides parking and access to the garage. The gardens to the front are lawned with mature hedging, whilst to the rear they are again lawned with a patio and enclosed with many mature shrubs and trees.

LOCATION

Little Meadow Road is a small cul-de-sac situated in the highly sought-after district of Bowdon, which has a range of local amenities, whilst the larger nearby centres of Hale and Altrincham have an assortment of excellent shops, restaurants, bars and recreational facilities. There are a number of both private and state schools within close proximity. The North West motorway network is close by and junction 7 of the M56, which provides excellent commuter links across the region. For those wishing to commute by rail there is a mainline railway station at Hale with links to Manchester and Chester, with the Metrolink station at Altrincham just 1 ½ miles away.

DIRECTIONS (POST CODE WA14 3PG)

From Hale village centre proceed across the railway crossing, along Ashley Road, to the traffic lights. Turn left into Langham Road, keeping the hotel on your left hand side. Continue along Langham Road for 0.7 of a mile. Turn left into Bow Green Road, first left into Gaddum Road and second left into Little Meadow Road.

PROPERTY INFORMATION

Services: Mains gas, electricity, water and drainage are currently connected. Gas central heating, PVCu double glazing.

Local Authority and Council Tax: Trafford Borough Council.
Telephone: 0161 912 2000.

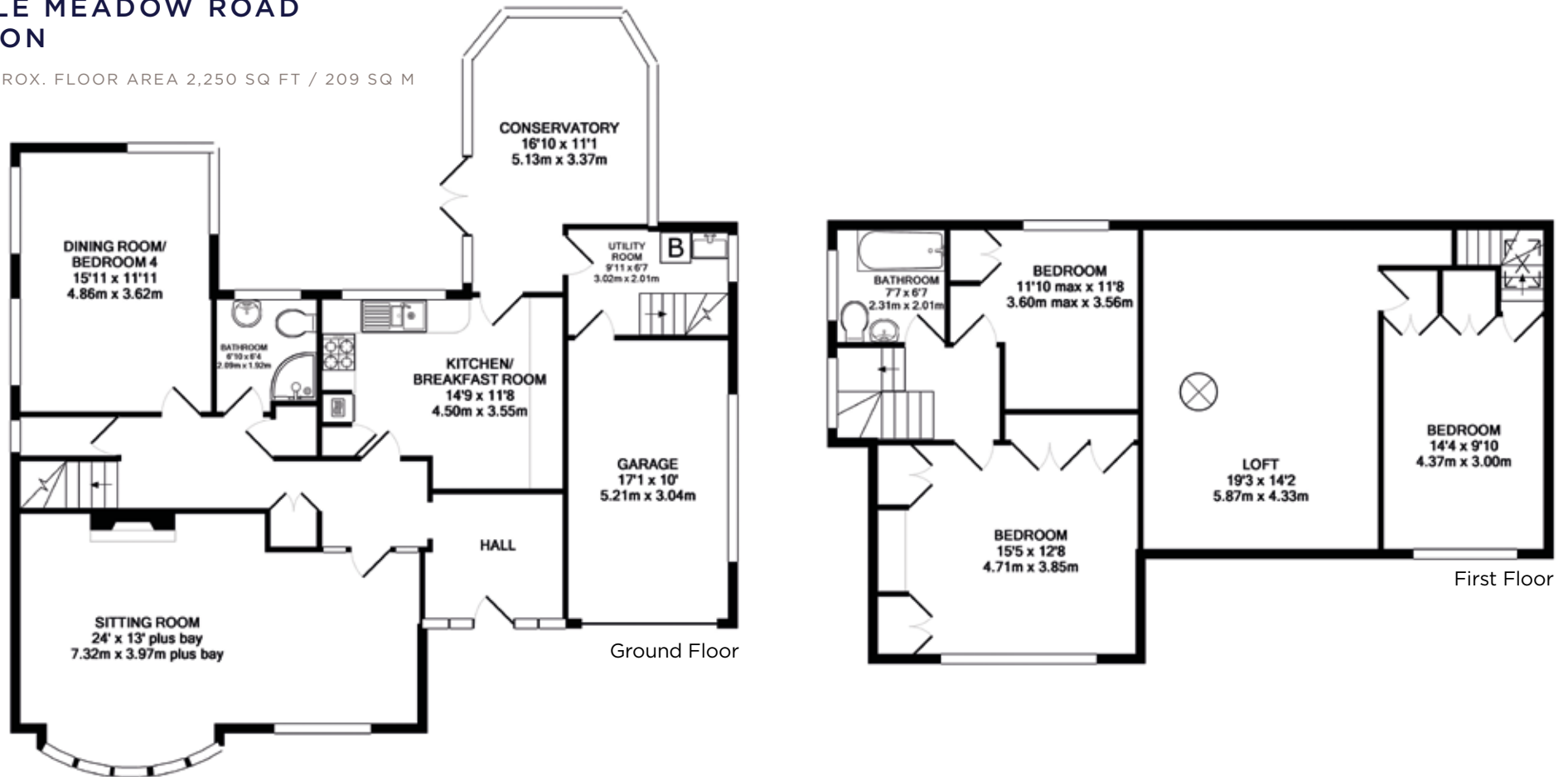
Tax band G. Amount payable 2018/19 £2,474.81.

EPC Rating: D.



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TOTAL APPROX. FLOOR AREA 2,250 SQ FT / 209 SQ M



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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