IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









12 PORTLAND ROAD | BOWDON

OFFERS OVER £1,400,000

NO ONWARD CHAIN

A fine Edwardian semi-detached house with accommodation exceeding 4,000 square feet and grounds extending to approximately 0.22 of an acre. Occupying an ideal location within the Bowdon Conservation Area and retaining much of the original character and charm. The accommodation briefly comprises enclosed porch, entrance hall, sitting room, dining room, breakfast kitchen, study, cloakroom/WC, five cellar chambers and WC, three first floor double bedrooms, bathroom and WC, three second floor double bedrooms and shower room/WC. Gas fired central heating and double glazing. Driveway providing ample parking and detached double garage. Gardens with a southerly and westerly aspect.

POSTCODE: WA14 2PA

DESCRIPTION

This fine Edwardian semi-detached house was built circa 1903 and retains many of the original period features. The location is ideal being positioned in possibly an unrivalled location close to the village of Hale and the comprehensive shopping centre of Altrincham. Standing in a slightly elevated position this family home features attractive partially rendered elevations complemented by tall bay windows to a dual aspect. The character is continued to the interior with an impressive spindle balustrade staircase alongside panelled doors within moulded architraves and decorative cornices.

Whilst requiring a degree of modernisation, the property offers considerable scope for enhancement, with the potential to create an exceptional home of distinction, tailored to individual taste.

The reception rooms are of generous size and the naturally light sitting room includes a wide bay window and tiled fireplace surround. The spacious dining room is ideal for formal entertaining and there is also an adjacent study. The breakfast kitchen is fitted with a range of Shaker style cabinetry and also connects to the basement. Completing the ground floor is a cloakroom/WC.

The cellar chambers occupy the ground floor footprint and currently include a utility area, together with access to the rear gardens. The existing arrangement presents an excellent opportunity to create additional living accommodation, subject to obtaining the necessary consents.

At first floor level there are three superbly proportioned double bedrooms, modern fully tiled bathroom and separate WC. On the upper floor there are three further double bedrooms and a shower room/WC.

Gas fired central heating has been installed together with double glazing.

The grounds are certainly a feature and great care has been taken to create a high degree of privacy with the use of mature screening. Incorporating a stone paved terrace which is ideal for entertaining during the summer months, the gardens are laid mainly to lawn with well stocked borders and importantly a southerly and westerly aspect to enjoy the sunshine throughout the day and into the evening. A long driveway provides ample off road parking and leads to the detached brick-built garage.

Positioned in the Bowdon Conservation Area this helps ensure changes respect the area's character and appearance and protects the local historic architecture. Ideally located approximately half a mile from the shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. In addition, the Metrolink station provides a commuter service into Manchester. A similar distance to the east is the fashionable village of Hale with its range of restaurants, wine bars and individual shops. Nearby area Altrincham Grammar School for girls and Altrincham Grammar School for boys with Loreto Convent School and St Ambrose College being other highly regarded educational institutions in the locality, as are the primary and preparatory schools. The property is equally well placed for the surrounding motorway network and Manchester international airport.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH
Hardwood panelled door. Timber framed windows to the front and side. Tiled floor.

ENTRANCE HALL
17'9" x 14'7" (5.41m x 4.45m)
Opaque glazed/panelled hardwood front door. Spindle balustrade staircase. Built-in storage cupboard with shelving and drawers beneath. Cornice. Dado rial. Radiator.

SITTING ROOM
18'4" x 14'10" (5.59m x 4.52m)
Tiled fireplace surround. Timber framed bay window to the front. Picture rail. Cornice. Two radiators.

DINING ROOM
18'8" x 14'11" (5.69m x 4.55m)
Tiled fireplace surround. Timber framed double glazed bay window to the side. Wood effect flooring. Cornice. Picture rail. Two radiators.

BREAKFAST KITCHEN
21'11" x 13'1" (6.68m x 3.99m)
Fitted with a range of Shaker style wall and base units beneath polished granite work-surfaces and undermount stainless steel double bowl sink with mixer tap. Matching dresser unit. Integrated appliances include a double electric oven/grill and four ring gas hob. Space for a fridge/freezer. Hardwood double glazed/panelled door to the rear. Two timber framed double glazed windows to the rear. Wood flooring. Recessed LED lighting. Two radiators.

STUDY
7'1" x 6'3" (2.16m x 1.91m)
Timber framed sash window to the side. Radiator.

CLOAKROOM/WC
Low-level WC. Opaque timber framed window to the side. Radiator.

CELLARS

CHAMBER ONE
18'4" x 14'10" (5.59m x 4.52m)
Wall mounted gas central heating boiler. Timber framed window to the front. Light and power supplies.

CHAMBER TWO
18'11" x 14'11" (5.77m x 4.55m)
Timber framed window to the side. Light supply.

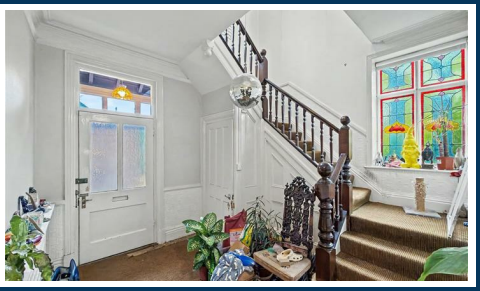
CHAMBER THREE
22' x 13'1" (6.71m x 3.99m)
Drainer sink and plumbing for an automatic washing machine. Timber framed door and window to the front. Light and power supplies.

WC
High-level WC. Opaque PVCu double glazed window to the rear.

CHAMBER FOUR
13' x 11'2" (3.96m x 3.40m)
Timber framed window to the side. Light and power supplies.











CHAMBER FIVE
7'3" x 7'6" (2.21m x 2.29m)
Timber framed window to the side. Light supply.

FIRST FLOOR

LANDING
12'10" x 11'2" (3.91m x 3.40m)
Timber framed stained glass window at half-landing level. Fitted closet containing hanging rails and shelving with cupboards above. Spindle balustrade. Timber framed double glazed window with encapsulated stained glass top-light to the front. Cornice. Picture rail. Radiator.

BEDROOM ONE
18'8" x 14'10" (5.69m x 4.52m)
Timber framed bay window to the front. Cornice. Picture rail. Two radiators.

BEDROOM TWO
17'9" x 12'10" (5.41m x 3.91m)
Period fireplace surround. Vanity wash basin with mixer tap. Timber framed double glazed window to the rear. Cornice. Picture rail. Two radiators.

BEDROOM THREE
18'8" x 12'2" (5.69m x 3.71m)
Built-in closet with shelving and housing the hot water cylinder. Timber framed double glazed bay window to the side. Cornice. Picture rail. Radiator.

BATHROOM
8'9" x 6'4" (2.67m x 1.93m)
Fully tiled and fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above and semi-recessed vanity wash basin with mixer tap. Mirror fronted cabinet. Opaque timber framed sash window to the side. Radiator.

WC
White/chrome low-level WC. Opaque timber framed sash window to the side. Radiator.

SECOND FLOOR

LANDING
Fitted closet with cupboards above. Access to eaves storage. Spindle balustrade. Timber framed double glazed sash window to the side. Radiator.

BEDROOM FOUR
14'10" x 14'9" (4.52m x 4.50m)
Timber framed sash window to the front. Radiator.

BEDROOM FIVE
15' x 11'7" (4.57m x 3.53m)
Timber framed sash window to the side. Pedestal wash basin. Wood flooring. Radiator.

BEDROOM SIX
13'5" x 13'1" (4.09m x 3.99m)
PVCu double glazed window to the rear. Radiator.

SHOWER ROOM/WC
9'6" x 5'5" (2.90m x 1.65m)
Tiled enclosure with thermostatic shower. , Pedestal wash basin with mixer tap and low-level WC. Timber framed window to the side. Partially tiled walls. Tiled floor. Radiator/chrome heated towel rail.

OUTSIDE

DETACHED DOUBLE GARAGE
Up and over door. Light and powers supplies.

SERVICES
All mains services are connected.

POSSESSION
Vacant possession upon completion.

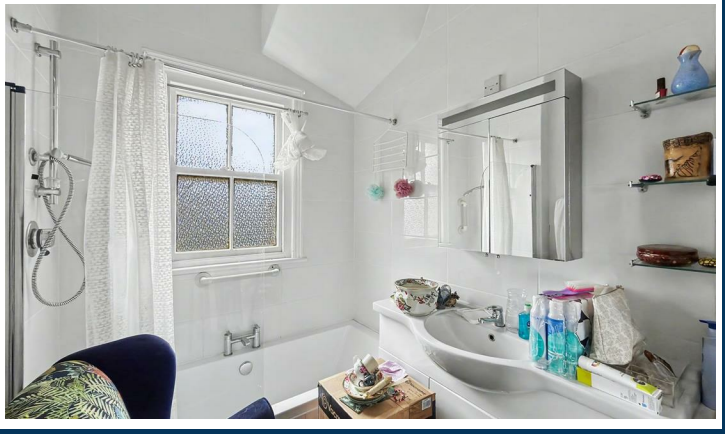
TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

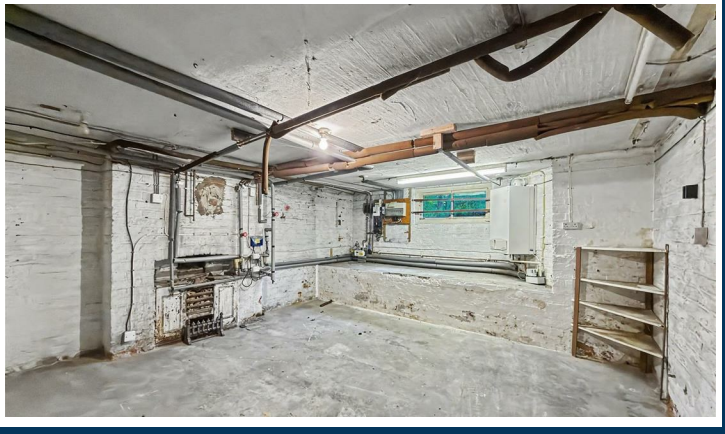
COUNCIL TAX
Band G.

NOTE
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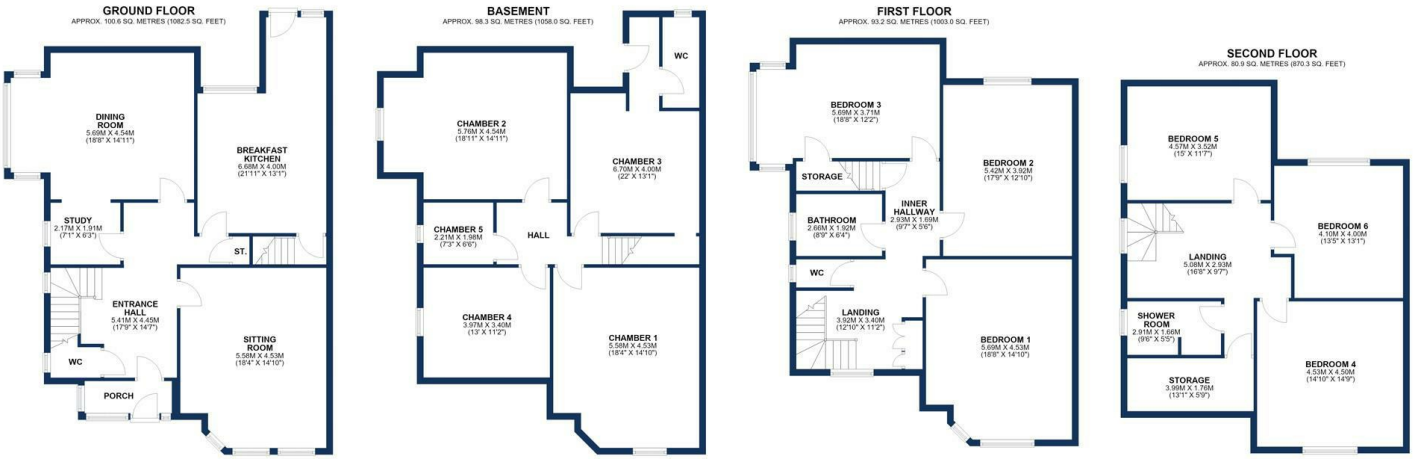








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TOTAL AREA: APPROX. 372.9 SQ. METRES (4013.9 SQ. FEET)

Floorplan for illustrative purposes only

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