



**GASCOIGNE
HALMAN**

APSLEY GROVE, BOWDON

THE AREAS LEADING ESTATE AGENT



APSLEY GROVE, BOWDON

£825,000

Spacious 5-bed family home in Bowdon with modern open-plan kitchen, private garden, garage, driveway, three bathrooms, and top school catchment. Ideal for families and commuters.





DESCRIPTION

Ideally positioned in the heart of Bowdon, this attractive family home falls within the excellent catchment area for Bowdon C of E Primary School and the renowned Altrincham Grammar Schools. Commuters will appreciate the proximity to Altrincham and Hale transport interchanges, while a vibrant selection of independent shops, cafes, and restaurants is just a short distance away.

Set across three generous floors, the property has been thoughtfully updated throughout to offer well-balanced accommodation. The heart of the home is a newly renovated, open-plan kitchen with quartz worktops, integrated appliances and ample space for dining. Seamlessly extending the living space, double doors open directly onto the private rear garden, creating a wonderful indoor-outdoor connection. The kitchen also provides internal access to a large garage, perfect for secure parking, a home gym, workshop, or storage. To the front, a spacious driveway provides off-road parking for up to four vehicles. The ground floor features two spacious living rooms, offering excellent flexibility for entertaining, relaxing, or working from home.

Across the upper floors are five well-proportioned bedrooms, each benefiting from built-in storage. The principal bedroom enjoys the luxury of an en-suite, while a newly refurbished family bathroom serves the first floor, and an additional bathroom services the second floor. This versatile layout is perfectly suited to growing families, hosting guests, or creating dedicated workspace.

LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

LOCAL AUTHORITY

Trafford Borough Council. Tax Band D.

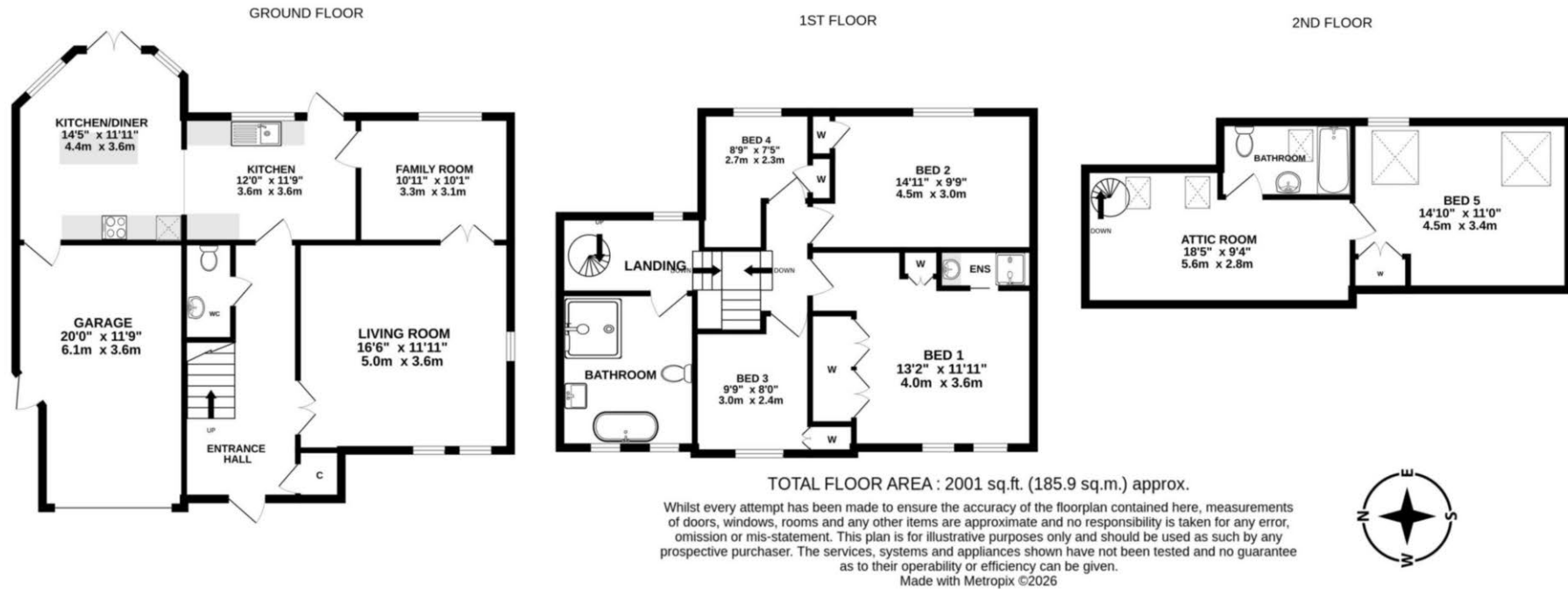
TENURE

Leasehold with an original lease of 999 years from December 1962. There is a ground rent payable of £13 per annum.

POSTCODE

WA14 3AH

FLOORPLAN & EPC



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