



**GASCOIGNE
HALMAN**

OAKWOOD COURT, BOWDON

THE AREAS LEADING ESTATE AGENT



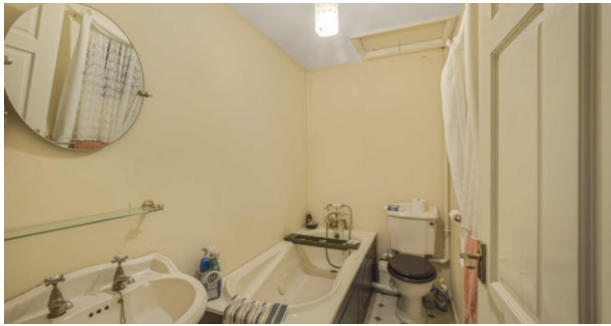
OAKWOOD COURT, BOWDON

Offers over £500,000

A modern, well presented town house in the heart of Bowdon, arranged over three floors and close to local amenities. Two Reception rooms, four Bedrooms and two Bath/Shower rooms. Integral single Garage, off road parking and gardens to the front and rear, with far reaching views over the fields beyond.

Situated on a quiet development in a sought-after location close to excellent primary and secondary schools. The accommodation is arranged over three floors and is well presented throughout, with the benefit of double glazing to all windows and gas central heating throughout.





The ground floor accommodation comprises of a spacious Entrance Hall, separate Shower Room, ground floor Bedroom/Study and integral tandem Garage. The first floor comprises of a spacious Lounge with French doors onto a Juliet Balcony and a modern Breakfast Kitchen with door through to the Dining Room. To the second floor the Principal Bedroom has a dedicated En-suite Shower room and the remaining two Bedrooms are served by a family Bathroom.

Externally the driveway leads to an integral tandem Garage and provides off road parking for two vehicles. To the rear there is a paved sitting area and well maintained garden with shrubs and trees providing privacy.

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

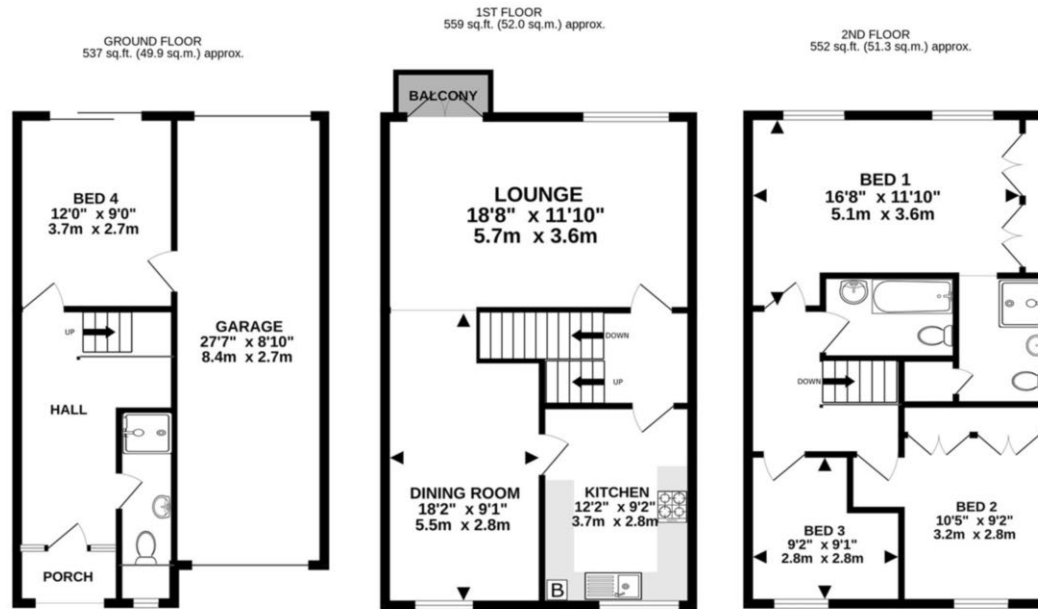
Trafford Borough Council Tax Band E - amount payable for 2024/2025 is £2592.13

TENURE

Freehold

POSTCODE

WA14 3DJ



TOTAL FLOOR AREA: 1648 sq.ft. (153.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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HALE OFFICE

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