



**Dunham Cottage, Gorsey Lane, Bowdon**

**Asking price of £485,000**

## Property Features

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- Detached Period Stone Residence
- Highly Sought After Location
- Spacious Rooms
- Modern Kitchen and Bathrooms
- Plentiful Charm and Character
- Three Bedrooms
- Lots of Space for Storage
- Driveway with Parking for two Cars
- Boiler just 7 years old
- This property is 127 years old!!!



## Full Description

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A delightful period stone detached residence, beautifully appointed in a much sought after location in affluent and soughtafter Bowdon.

Full of character and boasting modern décor and fittings, this property is in close proximity to Local Grammar schools; Altrincham Town Centre's plentiful shops and amenities; Dunham Massey National Trust Estate; with easy access to the M60 and Altrincham Station and Metrolink which is just 0.7 miles away.

Viewing is advised to appreciate the uniqueness and charm of this residence. Briefly, the property comprises; entrance hall, dining room, living room, kitchen, two bathrooms, two double bedrooms and a further single bedroom, a driveway adjacent to the property provides off- road parking for two cars.



# DESCRIPTION

## ENTRANCE PORCH

Enter the property through solid wood door leading to entrance porch.

## DINING ROOM

**22' 0" x 13' 11" (6.71m x 4.24m)**

From the entrance porch, enter directly into the spacious open plan dining room with windows to the front aspect. Solid oak flooring, radiator, spot lights, bespoke fitted under stairs storage. An iron spiral staircase takes centre stage and leads to the first floor landing.



## LOUNGE

**14' 4" x 13' 5" (4.37m x 4.09m)**

Good-sized living area accessed through double doors with glazed inserts. Beautiful, decorative, stained glass church-style window to the side aspect and a further window to the front aspect. Solid oak flooring, recessed lighting with dimmer switch, TV point, modern wall mounted radiator.



## KITCHEN

**11' 7" x 11' 3" (3.53m x 3.43m)**

Wooden base and eye level units with black, speckled, granite surfaces and over surface lighting. Integrated stainless steel four ring hob and extractor fan, integrated washing machine and dishwasher and stainless steel sink with waste disposal unit. Three windows offer the room plenty of light and look out to the front aspect. Dark tiled splashback and tiled flooring. Ceiling spotlights.



## SECOND BEDROOM

**17' 0" x 9' 2" (5.18m x 2.79m)**

Double bedroom with central ceiling spotlight, carpeted floor, fitted beech wardrobes and draws. Window to the side aspect.

## SHOWER ROOM

**8' 4" x 6' 8" (2.54m x 2.03m)**

Two-piece modern suite in white consisting of low level WC and hand basin. Modern shower cubicle. Light tiled walls and floor.

## THIRD BEDROOM

**13' 4" x 8' 10" (4.06m x 2.69m)**

Currently used as a study, this room could be easily converted back into a third, single, bedroom. Currently, there are wall mounted units, fitted workspace and full length units housing a pull-down single bed. Ceiling spotlights, skylight, carpeted floor.



## First Floor

### LANDING

Solid oak flooring, skylight window to side aspect. Doors leading to master bedroom and family bathroom.

### MASTER BEDROOM

13' 8" x 11' 7" (4.17m x 3.53m)

A further double bedroom with windows overlooking the front and rear aspects. Solid oak flooring, ceiling spotlights.

### FAMILY BATHROOM

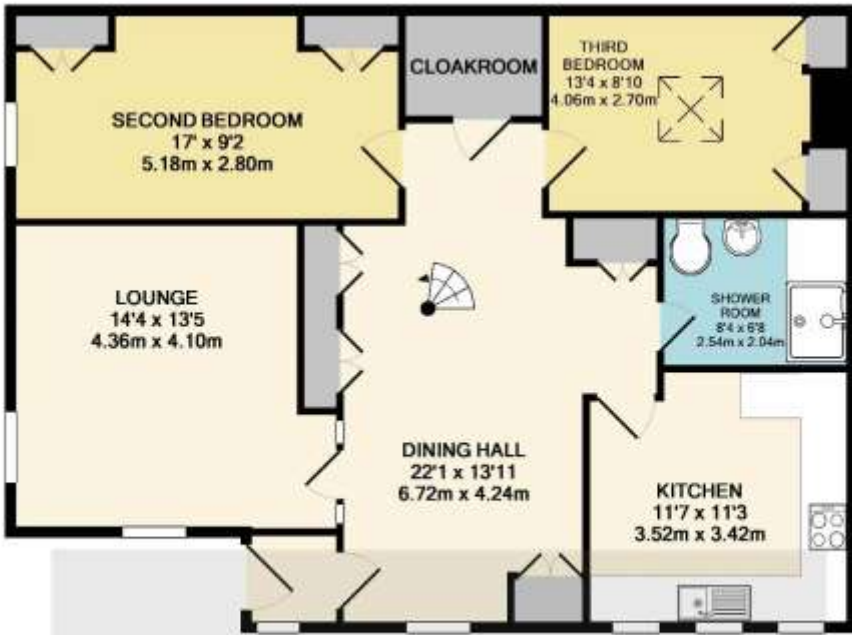
10' 8" x 10' 2" (3.25m x 3.1m)

Simply stunning, modern family bathroom consisting of; free-standing bathtub, low level WC, bidet and twin hand basins. All in white and to a very high specification. White tiled walls and floor, contemporary radiated and chrome heated towel rail. Window to the front aspect.

### EXTERNAL

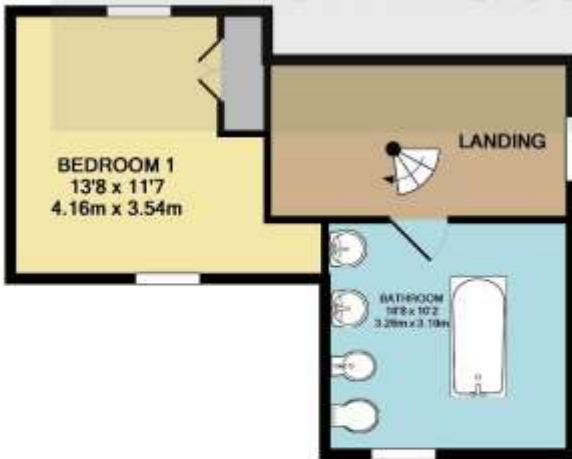
Externally you will find a driveway offering parking spaces for two cars and a patio to the front of the property.





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GROUND FLOOR  
APPROX. FLOOR  
AREA 831 SQ.FT.  
(86.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 336 SQ.FT.  
(31.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1267 SQ.FT. (117.7 SQ.M.)

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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