

# GREEN BANK

15 THE FIRS, BOWDON, ALTRINCHAM, WA14 2TG



savills

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Built in the 1800's this fantastic period property offers accommodation over four floors with outstanding gardens to the front and rear.



Fabulous period home built in 1800's | Accommodation over four floors  
Opportunity to re model and extend | Well manicured, mature gardens

## **Accommodation summary**

Sitting room | drawing room | dining room | kitchen/dining room | wc | utility  
master suite with shower room | four further bedrooms | family bathroom  
three cellar chambers | garage





## THE PROPERTY

Green Bank still has an abundance of original features, the property is well maintained and offers a range of opportunities to extend or re model.

Upon entering Green Bank the large hallway offers access to a bright sitting room with large bay window, drawing room, formal dining room, downstairs wc. The kitchen has a large range of wall to floor units, space for a Britannia cooker. There is a useful utility room. On the first floor is a stunning master suite with dual aspect windows, filling the room with light, there is a separate dressing area and en suite shower room. This floor provides two further spacious bedrooms both with fire places and an additional shower room. To the second floor are both bedroom four and five along with a family bathroom. There is also access to under eaves storage.

The lower ground floor consists of four large cellar chambers extending to 879sqft. This space offers an opportunity to convert into further living space or of course a media room or gymnasium.

The property is set back from the road, behind mature trees, plants and shrubs offering a great deal of privacy. The driveway offers off road parking for numerous vehicles and garage facility. The rear garden is of particular note, it is beautifully manicured offering a range of trees, wide stocked borders and patio areas provide a lovely area for entertaining or of course enjoying the sunny aspect. Beyond the gardens there is currently an allotment with vegetable patches and greenhouse, this is rented on a lease from the local authority. Details to be discussed and confirmed.





## LOCAL INFORMATION

Bowdon is a charming area with church, public house and ease of access to stunning walks. The property is superbly placed on this sought after road for access to the many amenities of fashionable Hale village and the town of Altrincham with their impressive range of restaurants, bistros and bars, specialist shops and supermarkets.

Altrincham Metro Link provides easy access to the City centre. Access to the M56, M60 and M6 assure easy communication links to the North West's principal commercial centres. The area abounds in Golf courses, leisure clubs and facilities for outdoor pursuits, the National Trust's Dunham Massey Hall and park are close by and the Bollin valley and Cheshire countryside are on the doorstep.

The educational establishments available locally are considered among the best in the Manchester area, with Altrincham Grammar, Loreto, St Ambrose, as well as outstanding preparatory and junior schools. Many locally attend Manchester Grammar too.

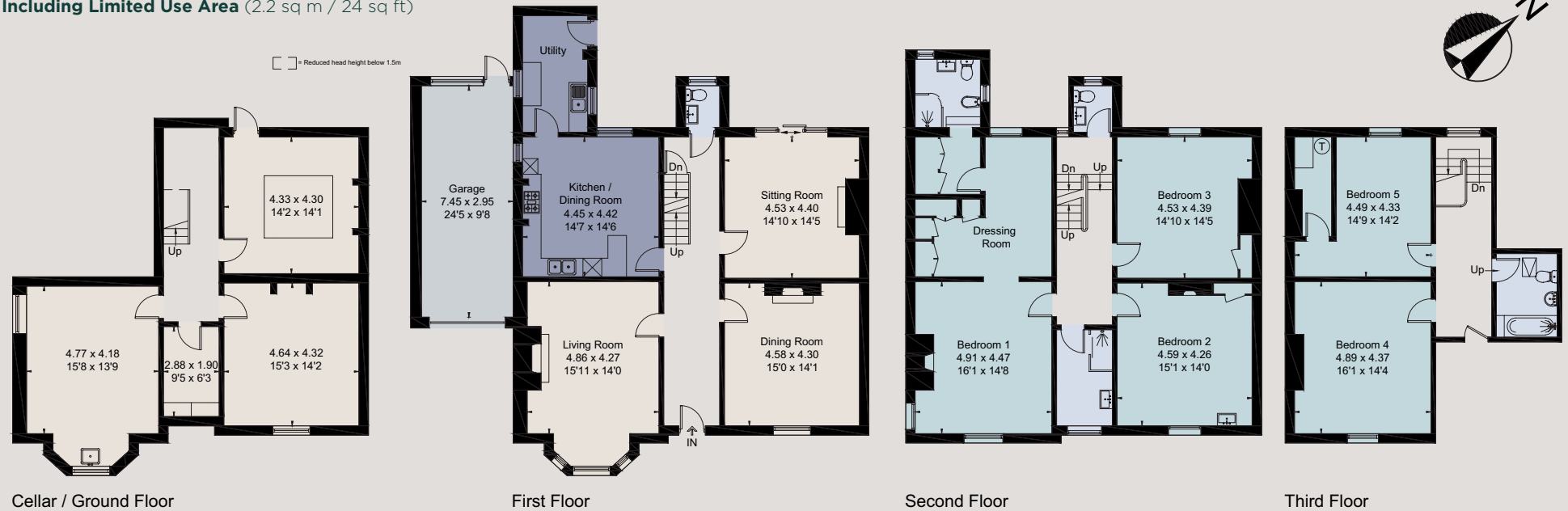






FLOOR PLANS

Approximate Area 284.9 sq m / 3067 sq ft  
Basement 81.7 sq m / 879 sq ft  
Garage 22.1 sq m / 238 sq ft  
Total 388.7 sq m / 4184 sq ft  
Including Limited Use Area (2.2 sq m / 24 sq ft)



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