



9 Pinewood,
Bowdon



JORDAN FISHWICK
EXCLUSIVE

9 Pinewood

This stunning SIX BEDROOM detached property with LEISURE FACILITIES is privately nestled in the quiet cul-de-sac of Pinewood. The property has been intelligently designed to offer practical and usable living space to ensure all parts of the house are used by the family.

Pinewood has an impressive entrance hall with adjacent cloak room and DWC. The hallway provides access via double doors to both the lounge and the impressive open plan kitchen living area. There is also access to the games room. The fully integrated kitchen offers top of the range fixtures, fittings and appliances with large centre island. From the living area, there is access to the home office and 2nd hallway which leads to the indoor swimming pool, utility area, plant room, 2nd WC and integral double garage. The lounge, with an electric drop down screen and overhead projector has both bi folds to the rear garden and double doors into the games room which also comes with a fitted bar area.

To the first floor there is an exceptional principal suite with dressing room, ensuite and doors onto the terrace area, overlooking the rear garden. There are a further five double bedrooms serviced by 3 ensuites and a laundry room. The sixth bedroom could also be used as a second home office.

Externally the property boasts electric gates, ample offroad parking, secure private rear garden with heated patio area, which can be covered by the electric awning, Astro-turfed lawns and beautifully landscaped and raised flower beds, established shrubs and trees which offer absolute privacy in this south west facing rear garden. Finally from the rear garden there is access to the gym.

Key Features

- Six-Bedroom Detached Family Home
- Open Plan Kitchen Living Area
- Principal Bedroom Suite
- Games Room
- Indoor Swimming Pool
- Home Office
- Gym
- Gated Entrance
- Integral Double Garage
- Games Room
- 0.4 Acres
- Council Tax Band: H



Room Details

Ground Floor

- Entrance Hall - 8.68m x 3.70m (28'5" x 12'1")
- Lounge - 6.50m x 5.59m (21'3" x 18'4")
- Games Room - 5.59m x 5.12m (18'4" x 16'9")
- Dwc - 2.53m x 2.34m (8'3" x 7'8")
- Dining Area - 7.43m x 3.89m (24'4" x 12'9")
- Kitchen Living Area - 7.44m x 5.23m (24'4" x 17'1")
- Home Office - 4.20m x 2.05m (13'9" x 6'8")
- Utility Area - 2.69m x 1.41m (8'9" x 4'7")
- 2nd Dwc - 2.15m x 0.97m (7'0" x 3'2")
- Pump Room - 2.69m x 2.52m (8'9" x 8'3")
- Swimming Pool - 12.18m x 4.85m (39'11" x 15'10")
- Integral Double Garage - 6.07m x 4.20m (19'10" x 13'9")

First Floor

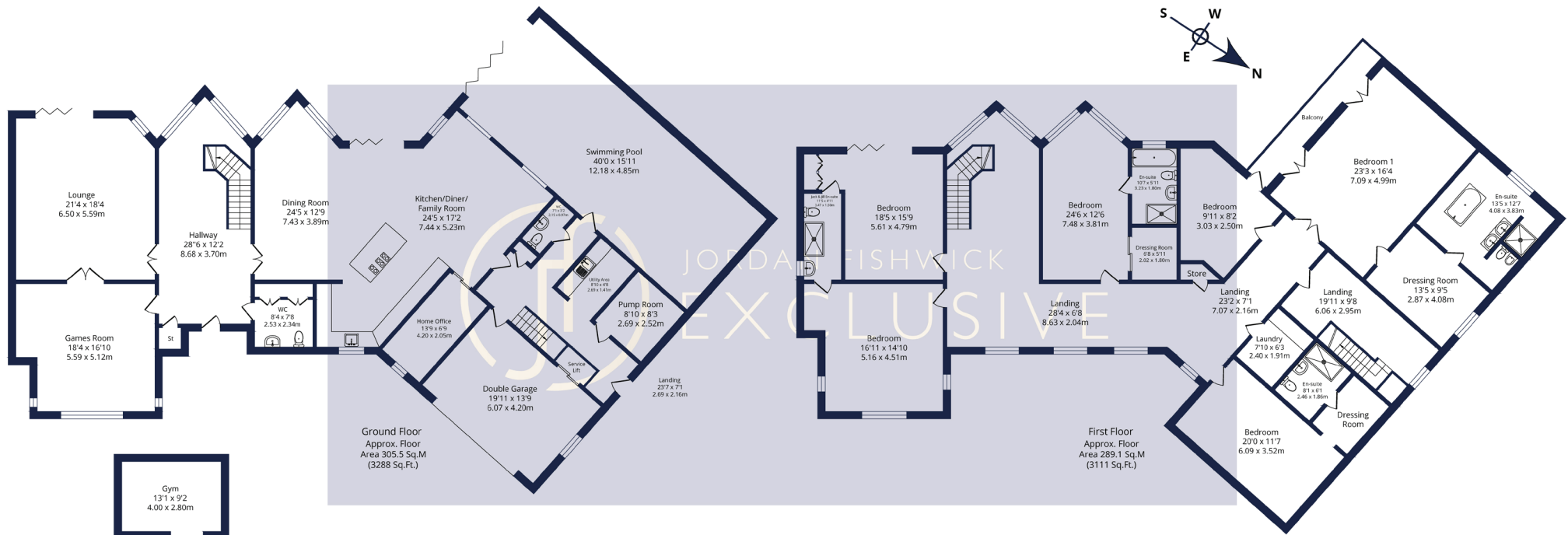
- Landing - (8.63m x 2.04m) + (7.07m x 2.16m) (28'3" x 6'8")
- Bedroom One - 7.09m x 4.99m (23'3" x 16'4")
- Dressing Room - 2.87m x 4.08m (9'4" x 13'4")
- Ensuite - 4.08m x 3.83m (13'4" x 12'6")
- Bedroom Two - 6.09m x 3.52m (19'11" x 11'6")
- Ensuite - 2.46m x 1.86m (8'0" x 6'1")
- Bedroom Three - 7.48m x 3.81m (24'6" x 12'5")
- Dressing Room - 2.02m x 1.80m (6'7" x 5'10")
- Ensuite - 3.23m x 1.80m (10'7" x 5'10")
- Bedroom Four - 5.61m x 4.79m (18'4" x 15'8")
- Jack And Jill Ensuite - 3.47m x 1.80m (11'4" x 5'10")
- Bedroom Five - 5.16m x 4.51m (16'11" x 14'9")
- Bedroom Six/ Study - 3.03m x 2.50m (9'11" x 8'2")
- Laundry Room - 2.40m x 1.91m (7'10" x 6'3")











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172 Ashley Road | Hale | Cheshire | WA15 9SF
Tel: 0161 929 9797 | Email: enquiries@jfexclusive.co.uk
Web: www.jordanfishwick.co.uk