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INDEPENDENT ESTATE AGENTS

location

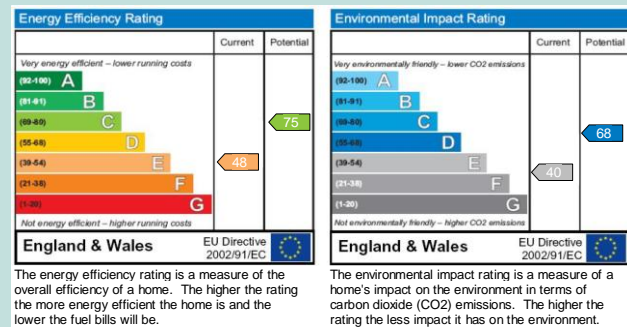


From Watersons Hale Office proceed along Ashley Road in the direction of Hale Station continuing over the crossings. At the traffic lights turn left into Langham Road. Continue along Langham Road for some distance before turning left into South Downs Road and immediate right into Grange Road. Take the first right turning into York Road and the property will be found on the left hand side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



WATERSONS

INDEPENDENT ESTATE AGENTS

12 York Road Bowdon, Altrincham, Cheshire, WA14 3EQ



A BEAUTIFULLY PRESENTED, UPDATED AND IMPROVED VICTIRAN TERRACE WITH CONVERTED CELLARS, IDEALLY LOCATED IN THE HEART OF BOWDON VALE VILLAGE. 1237sqft.

Porch. Hall. Living/Dining Room. Study/Playroom. Breakfast Kitchen. Three/Four Bedrooms. Two Baths/Showers. Garden. No Chain

“ A superb example of a most popular style of property No Chain. ”

Offers Over: £450,000

in detail



A beautifully appointed, comprehensively updated and improved Victorian Terraced property with versatile accommodation arranged over three floors including a double chamber basement conversion and located on this desirable road in the heart of Bowdon Vale Village with local convenience shops on the doorstep and within a few minutes walk of The Bollin and Bowdon Church Schools.

The property has been renovated with high specification kitchen and bathroom fittings, extensive stainless steel finish LED lighting, wood finish internal doors and is ready to move into with the minimum of fuss.



The accommodation provides three reception areas to the ground and lower ground floor in addition to the breakfast kitchen and three double bedrooms served by two bath/shower rooms.

An internal inspection will reveal:

Porch leading to the Hall with modern wood laminate flooring, which continues through the ground floor.

Spacious through Living and Dining Room with bay window to the front. Further window overlooking the Garden and a reclaimed brick fireplace surround to the Living Area with solid fuel burning stove fireplace.

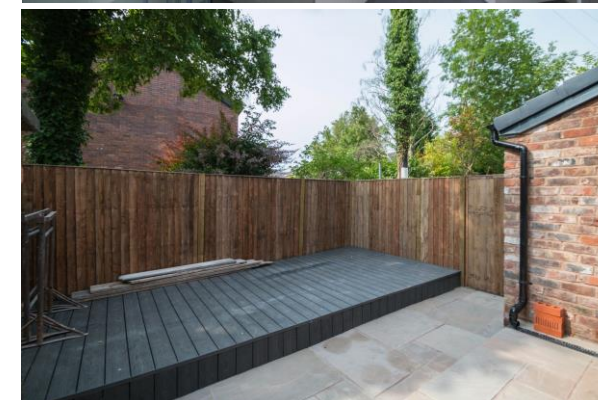
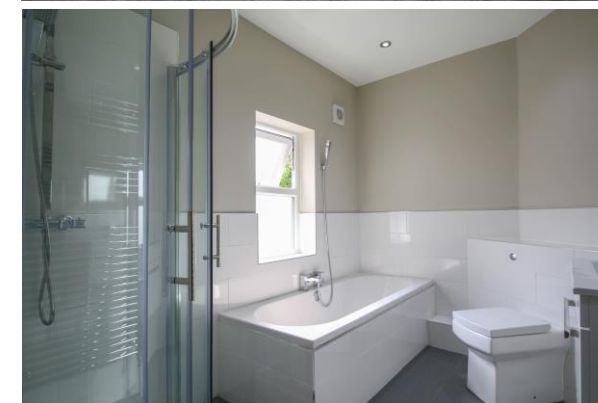
The rear Dining Area is open plan in design to the split level Breakfast Kitchen, having a delightful Breakfast Area with French doors to the Courtyard Garden, with a Velux window above set into the part vaulted ceiling.

The Kitchen is fitted with an extensive range of shaker style, laminate fronted units with stainless steel finish handles and wood worktops over, with integrated double oven, hob, extractor fan, fridge, freezer and dishwasher.

Lower ground floor Hall with a Reception Room/Study with window to a light well to the front and a Double Bedroom with a window to the rear and under stairs storage off.

This Bedroom is served by the well appointed Shower Room with white suite with chrome fittings.

To the first floor are Two further Double Bedrooms served by the spacious Bathroom, again superbly appointed with a contemporary suite in white with chrome fittings, providing a double ended bath, enclosed shower cubicle with 'drench' showerhead, vanity unit wall hung wash hand basin and WC.



Externally the property enjoys a low maintenance, gravelled frontage with sandstone wall and arrowhead railings. To the rear there is a stone paved, walled Courtyard which opens directly across the right of way for bin collection etc. to a decked sitting area providing an excellent outdoor space, enjoying the south and west facing sun. Garden store.

Approx Gross Floor Area = 1237 Sq. Feet
= 114.66 Sq. Metres

