



**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**SALE OFFICE:**  
 91-93 SCHOOL ROAD, SALE,  
 CHESHIRE M33 7XA  
 TEL: 0161 973 6688  
 FAX: 0161 976 3355  
 Email: sale@watersons.net

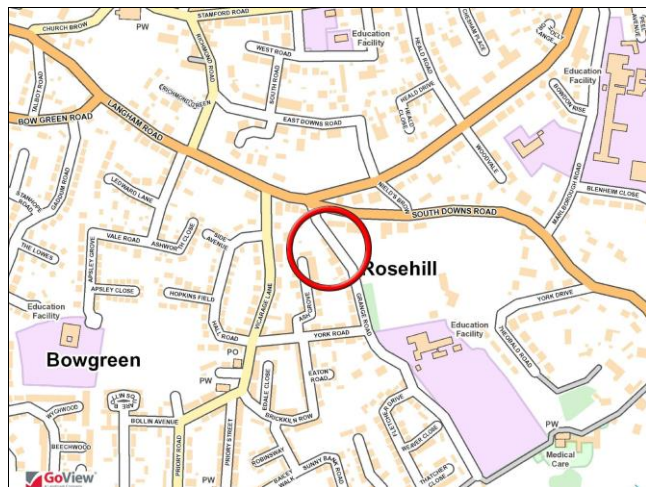


INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, continuing over the crossings into the continuation of Ashley Road, to the traffic lights. Take the second of the two available left turnings, into Langham Road. After a short distance, turn left into South Downs Road and immediate right into Grange Road. 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).

Energy Efficiency Rating		Current	Potential	Environmental Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
			77				70
			43				34

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

**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.



INDEPENDENT ESTATE AGENTS

# 6 Grange Road Bowdon, Altrincham, Cheshire, WA14 3EB



**A SUPERB DOUBLE FRONTED CHESHIRE LINK SEMI DETACHED, ARRANGED OVER FOUR FLOORS WITH WEST FACING GARDEN, PERFECT FOR BOWDON CHURCH SCHOOL. 2747sqft.**

Porch. Hall. WC. Three Receptions. Breakfast Kitchen. Utility. Five Bedrooms. Three Baths/Showers. Driveway.

*“ An excellent family home in this highly desirable location ”*

**£895,000**





A superb, updated and improved double fronted Cheshire link Semi Detached family home, perfectly positioned for a family, within a moment's walk of Bowdon Church School and local convenience shops on Vicarage Lane just around the corner.

The versatile accommodation extends to some 2747 sqft, arranged over Four Floors, effectively with Three Reception Rooms and a Breakfast Kitchen served by Five Bedrooms and Three Bath/Shower Rooms.



The property has a wealth of attractive original features retained to include high corniced ceilings, panelled doors, sash windows, stripped floorboards and attractive fireplaces. These original features are complemented by a contemporary Kitchen and Bathroom fittings.

Externally, there is a Driveway offering ample off road parking and to the rear there is a West facing and therefore sunny aspect Garden.

Comprising:

Recessed Porch with panelled, stained and leaded glass window leading to a spacious Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. A staircase provides access to the Lower Ground Floor Living Accommodation. Coved ceiling. Dado rail surround. Stripped and stained floorboards. The Hall opens onto a Rear Hall with vaulted ceiling with inset Velux window and French doors opening onto a decked patio area enjoying views over the Gardens. Further window to the side elevation. Chrome finish halogen lighting.

Ground Floor WC fitted with a modern white suite with chrome fittings, comprising of a wash hand basin and WC. Extensive tiling to the walls. Extractor fan.

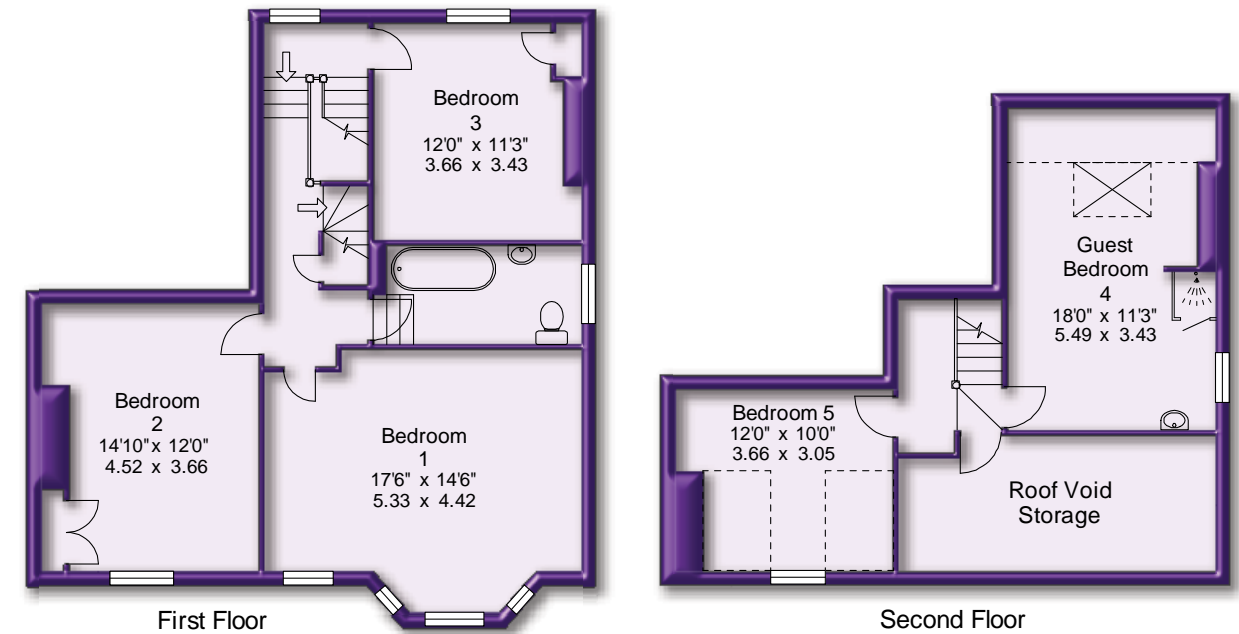
14'6" x 13' Lounge with bay sash windows to the front elevation. There is a gas living flame coal effect fireplace with tiled hearth and wood surround. Coved ceiling.

14'9" x 12' Dining Room is another well proportioned Reception Room with sash window to the front elevation. There is gas living flame coal effect fireplace to the chimney breast with marble hearth. Built in shelving and cupboards to either side of the chimney breast recess. Coved ceiling. Picture rail surround. Stripped and stained floorboards.

18' x 11'3" Breakfast Kitchen with sash window enjoying views over the rear Gardens. The Kitchen is fitted with an extensive range of base and eye level units with granite worktops over, inset into which is a Belfast double sink and drainer unit with mixer tap over. Integrated appliances include fridge and dishwasher. Concealed lighting to the eye level units. Further sash window to the side elevation. Coved ceiling. Tiled floor.

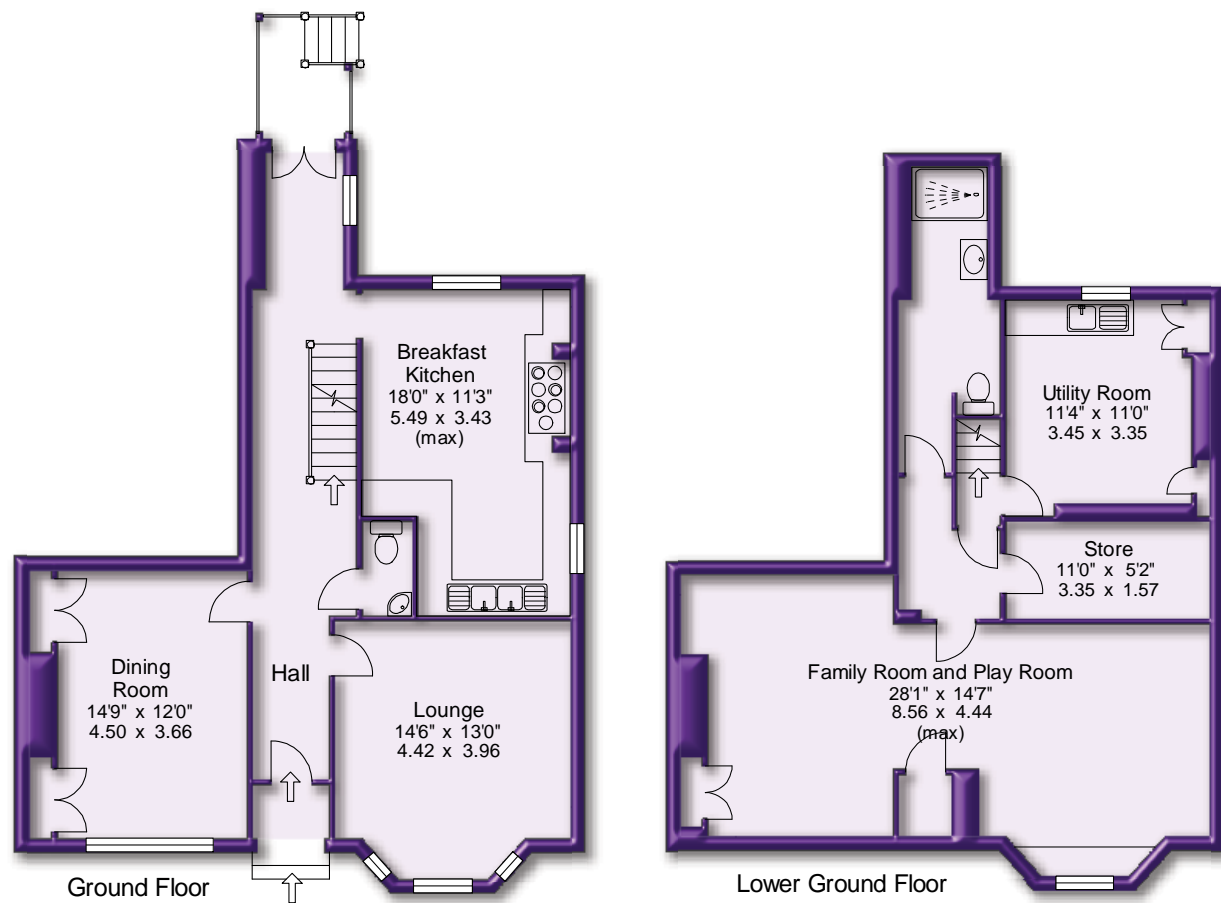
To the Lower Ground Floor there is a Family Room and Playroom, Store, Utility and Shower Room.

28'1" x 14'7" (max) Family Room and Playroom which is a superb and versatile space with windows to the front elevation. There are built in cupboards and shelves to either side of the chimney breast recess. Access to meter cupboard. A door provides access to a useful storage cupboard. Picture rail surround. Chrome finish LED lighting.





Approx Gross Floor Area = 2747 Sq. Feet  
= 254.65 Sq. Metres



Utility measures 11'4" x 11' with a range of base and eye level units with worktop over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Built in units to the side of the chimney breast recess. A window enjoys views over the Gardens. Wood flooring. Chrome finish LED lighting.

11' x 5'2" Large walk in Store providing useful space.

There is a Shower Room fitted with a modern white suite with chrome fittings, comprising of a walk in wet room style shower, wash hand basin and WC. Wood flooring. Tiling to the sink area. Chrome finish LED lighting. Chrome finish heated towel rail.

To the First Floor Landing there is access to Three Bedrooms and a Family Bathroom. Sash window enjoying views over the rear Garden. Dado rail surround. Coved ceiling. Access to useful under stairs storage.

17'6" x 14'6" Bedroom One is a superb Principal Bedroom with a sash bay window to the front elevation and a further window providing ample natural light. Picture rail surround. Coved ceiling.

Bedroom Two measures 14'10" x 12' with a sash window to the front elevation. Built in wardrobe to one side of the chimney breast recess. Coved ceiling.

12' x 11'3" Bedroom Three is another well proportioned Double Bedroom with a sash window to the rear elevation. There is a fireplace feature to the chimney breast and built in wardrobe and shelving to each side of the chimney breast recesses. Coved ceiling.



# in detail



The Bedrooms are served by a Family Bathroom fitted with a white suite with chrome fittings, comprising of a stand alone bath with thermostatic shower over, wash hand basin and WC. Extensive tiling to the walls and floor. Sash window to the side elevation. Chrome finish halogen lighting.

A staircase rises to the Second Floor with access to Two further Bedrooms and roof void storage.

Guest Bedroom Four extends to some 18' x 11'3" with sloping but yet not restricted ceiling, with inset Velux window and additional sash window to the side elevation. There is an attractive cast iron fireplace feature to the chimney breast.

This room enjoys an En Suite Open Plan Shower Room fitted with a white suite with chrome fittings, comprising of a shower cubicle with thermostatic shower and glazed door and wash hand basin. Tiling to the floor and walls.

Bedroom Five which measures 12' x 10' with window to the front elevation, with sloping ceilings and dado surround.

Externally the property is approached via a paved Driveway offering ample off road Parking and there are well stocked borders with a variety of plants, shrubs and trees.

The Gardens to the rear are accessed via the decked patio area from the rear Hall and there is a further paved patio area adjacent to the back of the house. Beyond the Garden is mainly laid to lawn with well stocked borders with a variety of plants, shrubs and trees and enjoys a west facing, therefore sunny aspect.

Access is also available from the front drive via a gate and wide passageway to the side of the house.

Agents Note: The sellers have obtained planning permission for a Kitchen extension and have the benefit of plans to redevelop the ground floor to create a Lounge, Kitchen and Dining living space with a large garden store below the extension. Copies of plans are available on request.

