



**Church Brow, Bowdon, WA14**  
**Offers in Excess of £520,000**



# Property Features

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- Two Double Bedroom Mid-Terraced House
- Catchment Area for Trafford Schools
- Short Walk to Altrincham Town Centre
- Open-Plan Lounge-Diner
- Chain Free Sale
- Two Ensuites and Downstairs WC
- Double Glazed Throughout
- Measuring Roughly 1200 Square Feet
- Private Rear Patio Garden
- Retaining Period Character and Charm



# Full Description

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A charming Grade II listed two-bedroom mid-terrace property retained its period character and charm. The Old Forge is located in a highly sought-after location, just a short walk to Altrincham town centre, The Devisdale, the Metrolink Station, and the sought-after local schools. The property features two spacious double bedrooms with en-suite bathrooms, an open-plan lounge-diner, kitchen with utility room/ larder adjacent and a private courtyard garden.



## ENTRANCE HALL

Upon entering the property via a wood-paneled door, you are greeted by a small entrance hall. The hall features stone-tiled flooring, recessed spotlighting, a skylight, and a double-panel radiator. One will also find a cloakroom for convenient storage. Wooden paneled doors lead off the entrance hall to the lounge-diner, kitchen and downstairs WC.



## LOUNGE-DINER

**29' 5" x 17' 9" (8.99m x 5.43m)**

The spacious open-plan lounge-diner is accessed via a wood-panelled door from the entrance hall. The room features a large timber-framed double-glazed window to the front aspect and a smaller double-glazed window to the rear aspect. The lounge-diner benefits from some beautiful period features, including exposed beams and a fireplace with a built-in electric stove, which add to its quaint nature. Additionally, there is engineered wood flooring, two pendant light fittings, and two period-style cast iron radiators. A carpeted staircase allows access to the first-floor accommodation and the understairs storage cupboard allows for ample storage space.



## KITCHEN

**9' 8" x 8' 2" (2.96m x 2.51m)**

The kitchen can be accessed via a wood-panelled door from the entrance hall. It comes equipped with a variety of fitted base and eye-level storage units containing integrated appliances, including a fridge-freezer, a four-ring Neff hob, an integrated Neff oven, and an integrated dishwasher. The kitchen is finished with a granite worktop, and features recessed spotlighting, stone tiled flooring, a double-panelled radiator, and a vaulted ceiling with two large skylight windows that allow ample natural light to fill the space. One can access the utility room through a wood-panelled door from the kitchen.



## UTILITY ROOM

7' 6" x 3' 3" (2.31m x 1m)

The utility room is accessed via a wood-panelled door off the kitchen. It features stone tiled flooring, recessed spotlighting, a skylight window, a series of storage shelves, and space for a washing machine and a tumble dryer. The utility room also houses the modern wall-mounted Worcester Boiler.



## DOWNSTAIRS WC

5' 4" x 2' 10" (1.65m x 0.87m)

The downstairs WC is also accessed via a wood-panelled door off the entrance hall. The room benefits from stone tiled flooring, recessed spotlighting, and a small timber-framed double-glazed frosted glass window to the front aspect. It also features an extractor fan, a low-level WC, and a wall-mounted hand wash basin with tiled splashback.



## MASTER BEDROOM

18' 0" x 16' 5" (5.49m x 5.02m)

The spacious master bedroom is located off the first-floor landing. The room features two large timber-framed double-glazed windows to the front aspect fitted with horizontal blinds, engineered wood flooring, two period style cast iron radiators, a pendant light fitting, a thermostatic heating control, and benefits from a vaulted ceiling with exposed beams and a double built-in wardrobe for storage. Access to the en-suite is provided through a wood-panelled door.



## MASTER BEDROOM EN-SUITE

7' 6" x 6' 2" (2.3m x 1.9m)

The first en-suite is ideally situated off the master bedroom and is accessed via a wood-panelled door. The room features tiled flooring, part-tiled walls, recessed spotlighting, exposed beams and a roof window providing natural light. It also benefits from an extractor fan, a low-level WC, a bidet, a wall-mounted hand wash basin, a wall-mounted bathtub with a chrome mixer-tap shower over, and a chrome heated towel rail.



## BEDROOM TWO

11' 10" x 11' 6" (3.61m x 3.51m)

The second double bedroom, accessed from the first-floor landing, features a large timber-framed double-glazed window fitted with horizontal blinds to the side aspect and a skylight window that provides plenty of natural light. The room includes recessed spotlighting, engineered wood flooring, a period-style cast iron radiator, a convenient built-in wardrobe, and it houses the loft hatch. Additionally, access to the second en-suite is easily gained through a wood-panelled door, enhancing the room's functionality and appeal.



## SECOND BEDROOM EN-SUITE

7' 2" x 3' 11" (2.20m x 1.21m)

The second en-suite is situated off the second bedroom and is accessed through a wood-panelled door. The room features a timber-framed double-glazed window to the rear aspect fitted with a roller blind, part-tiled walls, tiled flooring, recessed spotlighting, a chrome heated towel rail, a low-level WC, a wall-mounted hand wash basin, and a corner shower unit with a built-in chrome thermostatic shower system.



## EXTERNAL

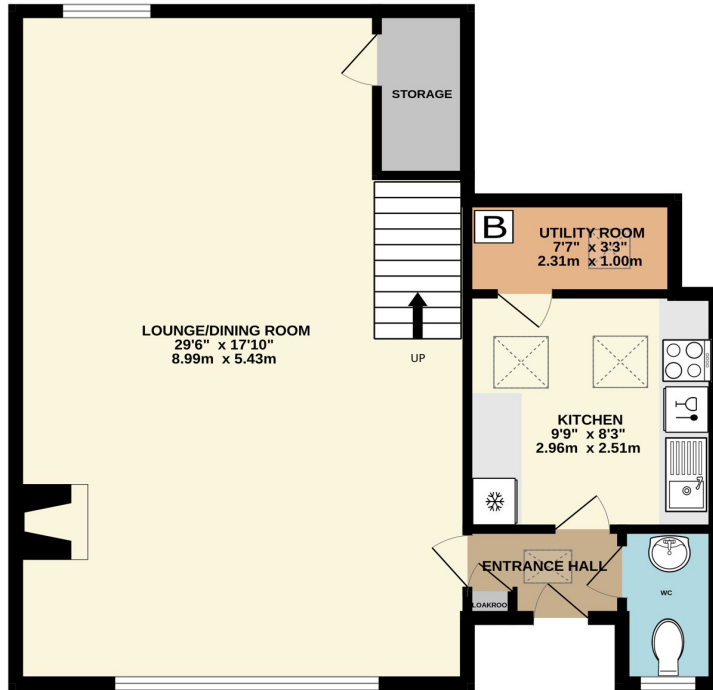
The rear courtyard garden is accessed via a wooden-panelled stable door on the first-floor landing. It is paved and flanked to the rear by mature trees and shrubs. A timber gate leads from the rear garden to the communal rear alley, which has bin storage and rear access.



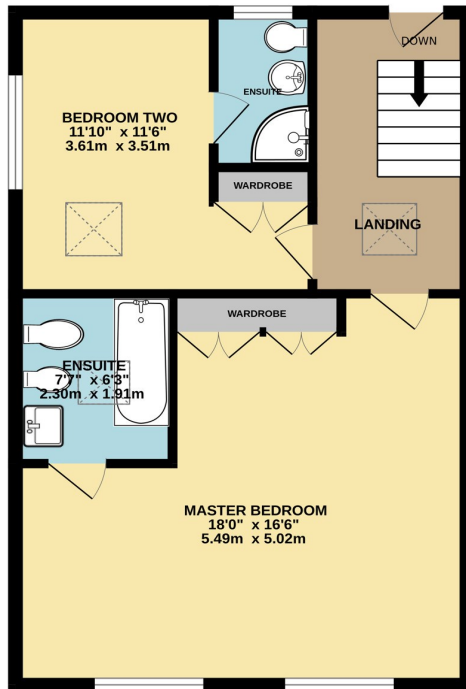
The paved seating area accessed from the rear garden allows for total privacy and a quiet place to relax in the warmer weather, with the only sounds being the church bells chiming and bird chirping.



GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1190 sq.ft. (110.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

# COMMON QUESTIONS

- 1. When was this property built?** The owners are unsure of the build date, but believe it was constructed in the 18<sup>th</sup> century. The property is grade II listed.
- 2. How lives in the neighbouring houses?** The owners have advised the houses on either side are owner occupied, but quiet friendly individuals.
- 3. Is this property sold freehold or leasehold?** The owners have advised the house is sold freehold. Your legal advisor will be able to confirm this.
- 4. Has the current owner carried out any structural alterations to the property?** No, the current owner has not altered the property, he has just maintained the property carefully.
- 5. Which items are included in the sale price?** The owner is happy to include the integrated white goods in the kitchen; the light fittings and curtains in the sale price. Most other items of furniture are available to purchase for a small price if a buyer is interested.
- 6. How quickly could a purchase be completed on this property?** The property is sold chain free, probate has been granted. Therefore the purchase can be completed as quickly as a buyer is able to process the legal documentation required.
- 7. Does the property have a loft space for storage?** Yes, there is access to the loft from the second bedroom. The loft has not be boarded.
- 8. Has the boiler been serviced recently?** The owners believe the boiler was serviced annually and was new at the time of purchase, it is a Worcester Boiler and is believed to be less than 10 years old.