



**GASCOIGNE
HALMAN**

38 YORK ROAD, BOWDON

THE AREAS LEADING ESTATE AGENT



38 YORK ROAD, BOWDON

£570,000

A stunning, mid-terraced property which has been the subject of a comprehensive refurbish programme. Arranged over four floors with two main reception rooms, unconverted basement, three double bedrooms and two bath/shower rooms. On road parking to the front and low maintenance, South facing, courtyard garden to the rear.





A stylish, mid-terraced property, ideally located for excellent primary and secondary schools and motorway networks. The property has been totally renovated and updated throughout to a very high standard, providing a property ready to move into. To the front of the property there is a York stone footpath with low maintenance garden with steps up to the front door. Once inside there is a hallway with tiled floor and stairs to the upper floors, lounge to the front with cast iron fireplace, tiled hearth and moulded ceiling cornice. Towards the rear is a generous dining room with glazed double doors and Juliet balcony and a step down to a stunning, white gloss kitchen incorporating a range of integrated appliances, overlooking the rear garden. The basement has a large cellar chamber which is ideal for further improvement, subject to the necessary consents. The first floor has a four piece, contemporary family bathroom and two double bedrooms whilst the second floor has a master bedroom with Juliet balcony, rooflight window and en-suite shower room. Externally the South facing, rear garden has artificial grass with paved pathway and garden gate to the rear of the property, meaning it is extremely private, ideal for the Summer months.

DIRECTIONS

From our Hale office travel along Ashley Road in the direction of Altrincham, over the railway crossing and at the traffic lights take the second turning on the left onto Langham Road. Travel along Langham Road passing Heald Road on your right hand side and Nields Brow on your left hand side. Take the next left into South Downs Road and immediate right into Grange Road. Follow Grange Road down the hill, turning right on to York Road and the property can be found a short distance along on the left hand side.

LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

POSTCODE

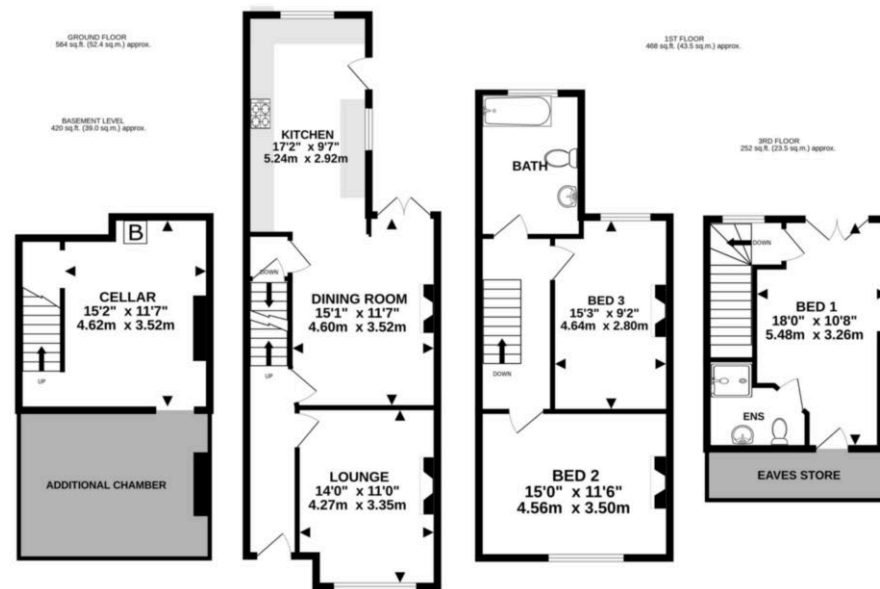
WA14 3EF

TENURE

Freehold

LOCAL AUTHORITY

Trafford Borough Council. Tax band D. Amount payable for 2024/2025 is £1970.88



TOTAL FLOOR AREA : 1704 sq.ft. (158.3 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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