



## 19 BOWNESS ROAD | TIMPERLEY

£250,000

Bowness Road contains houses of similar age and design well set back from the grass verge lined carriageway and standing within mature gardens all of which combine to create an attractive setting. Positioned in a popular residential location ideally placed for all amenities including access to the surrounding network of motorways and there are local shops available in Timperley village and Altrincham town centre offers a range of informal dining options with the high acclaimed Market House. The property also has excellent connectivity to public footpaths and green spaces within walking distance.

The accommodation is well presented throughout and approached via a private entrance vestibule is the spacious living room with a focal point of an electric fireplace. Towards the rear of the property is a full width dining kitchen fitted with light wood units and with door leading onto the rear gardens. At first floor level there are two excellent double bedrooms and bathroom/WC fitted with a white suite with chrome fittings.



POSTCODE: WA15 7YA

## DESCRIPTION

Bowness Road contains houses of similar age and design well set back from carriageway and standing within mature gardens all of which combine to create an attractive setting. Positioned in a popular residential location ideally placed for all amenities including access to the surrounding network of motorways and there are local shops available in Timperley village and Altrincham town centre offers a range of informal dining options with the highly acclaimed Market House. The property also has excellent connectivity to public footpaths and green spaces and is within walking distance of Wythenshawe Hospital via Brooks Drive.

The accommodation is well presented throughout and approached via a private entrance vestibule is the spacious living room with a focal point of an electric fireplace. Towards the rear of the property is a full width dining kitchen fitted with light wood units and with door leading onto the rear gardens. At first floor level there are two excellent double bedrooms and bathroom/WC fitted with a white suite with chrome fittings.

The flagged driveway to the front provides off road parking and access to an EV charger point. The gardens to the rear incorporate two patio seating areas with lawns between enjoying a high degree of privacy and with fence borders.

Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

PVCu double glazed door to the front. Doorway to:

#### SITTING ROOM

14'11" x 12'3" (4.55m x 3.73m)

Focal point of an electric fireplace with marble effect insert and hearth. Television aerial point. Telephone point. PVCu double glazed window to the front. Radiator. Stairs to first floor.

#### INNER HALL

Access to under stairs storage cupboard and :

#### DINING KITCHEN

12'3" x 8'8" (3.73m x 2.64m)

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for all appliances. Tiled splashback. Stainless steel extractor hood. Radiator. PVCu double glazed window overlooking the rear garden. Composite door provides access to the rear garden. Wall mounted Glow-Worm combination gas central heating boiler.

### FIRST FLOOR

#### LANDING

Loft access hatch.



## BEDROOM 1

12'3" x 9'2" (3.73m x 2.79m)

PVCu double glazed window to the front. Radiator.

## BEDROOM 2

12'3" x 8'8" (3.73m x 2.64m)

PVCu double glazed window to the rear. Radiator.

## BATHROOM

9'0" x 5'1" (2.74m x 1.55m)

White suite with chrome fittings comprising panelled bath with electric shower over, pedestal wash hand basin and WC. Chrome heated towel rail. Tiled walls and floor. Extractor fan. Storage cupboard.

## OUTSIDE

To the front of the property the flagged drive provides off road parking and has adjacent lawned garden and access to an EV charger point. The gardens to the rear are accessed via the dining kitchen and incorporate two patio seating area separated by lawned gardens and all enjoying a high degree of privacy and with fence borders.

There is also access to a garage a short distance away which has an up and over door.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

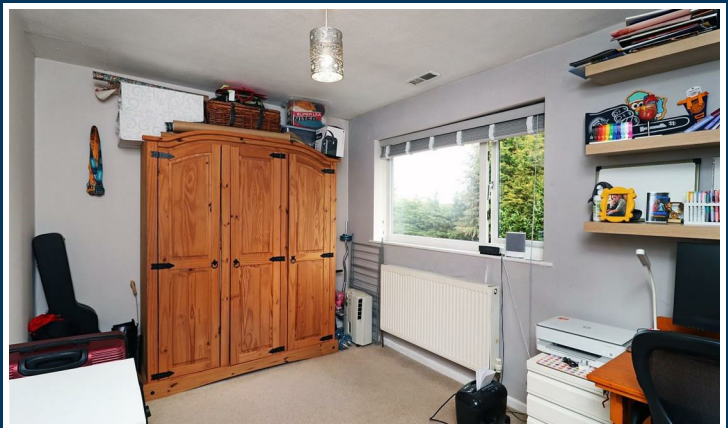
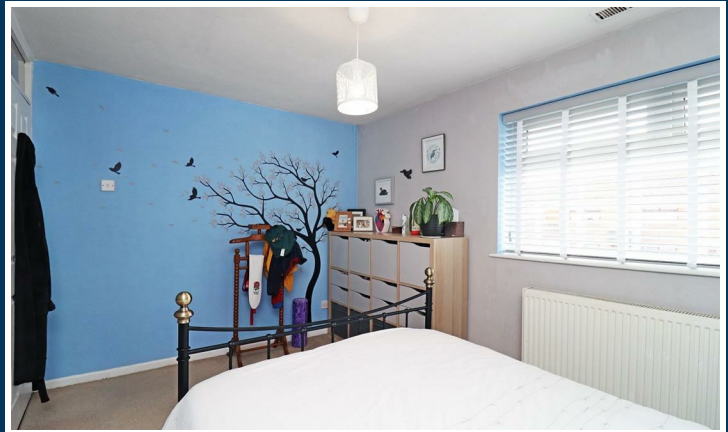
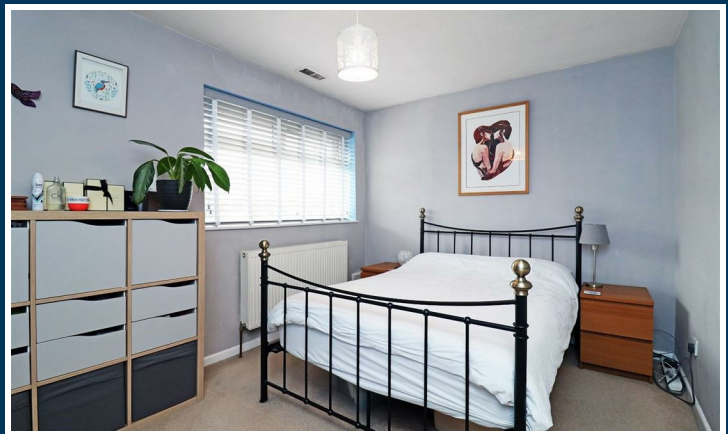
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## TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 02/07/1976 and subject to a Ground Rent of £26.00 per annum. This should be verified by your Solicitor.

## NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 31.3 SQ. METRES (336.8 SQ. FEET)



## FIRST FLOOR

APPROX. 30.2 SQ. METRES (325.4 SQ. FEET)



TOTAL AREA: APPROX. 61.5 SQ. METRES (662.3 SQ. FEET)

Floorplan for illustrative purposes only



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