



**40 BOLLIN AVENUE | BOWDON**

**£400,000**

A superbly presented and improved bay fronted semi-detached family house with westerly facing landscaped rear gardens. Positioned in an ideal location within the catchment area of highly regarded primary schools and close proximity to local shops. The accommodation briefly comprises entrance hall, full depth sitting/dining room with feature fireplace, conservatory with French windows opening onto the rear paved terrace, contemporary fitted kitchen with integrated appliances, three double bedrooms with fitted furniture, well appointed bathroom and WC. Gas fired central heating and PVCu double glazing. Wide block paved driveway providing off road parking. Brick built garden store.



POSTCODE: WA14 3DF

DESCRIPTION

This well proportioned and improved semi detached family house occupies an excellent plot with westerly facing landscaped rear gardens approximately 90' in length. The location is ideal being within the catchment area of highly regarded primary and secondary schools including The Bollin Primary School and Bowdon Church of England School and local shops can be found within easy reach on Vicarage Lane. The property is also well placed for the surrounding network of motorways and the Metrolink Station in Altrincham and train station in Hale which provide a commuter service into Manchester.

The accommodation is superbly presented throughout and a welcoming entrance hall with useful cloaks cupboard leads onto the spacious sitting/dining room with the focal point of a marble conglomerate fireplace and coal effect/living flame gas fire set upon a matching hearth. Glazed doors provide access to the naturally light conservatory and French windows open onto the paved rear which is ideal for entertaining during the summer months. The kitchen has been refitted with contemporary matt grey units complemented by wood effect work-surfaces and a range of integrated appliances.

At first floor level there are three excellent double bedrooms all with the benefit of fitted furniture. The bathroom is well appointed with a modern white/chrome suite and attractive tiling and the adjacent WC also features the same specification.

Gas fired central heating has been installed together with PVCu double glazing.

Externally to the front of the property there is a wide block paved driveway providing off road parking whilst to the rear the landscaped gardens benefit from an expanse of lawn and importantly a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

The property also has the added advantage of being a short distance from the Bollin Valley and its nature trails.

In conclusion, an excellent family home in a sought after location and viewing is essential.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Woodgrain effect composite front door with opaque double glazed insert. Staircase to the first floor. Cloaks cupboard with space for hanging coats and jackets. PVCu double glazed window to the front. Laminate wood flooring. Radiator.

SITTING/DINING ROOM

20'9" x 11'11" (6.32m x 3.63m)

Traditional marble conglomerate fireplace surround with coal effect/living flame gas fire and matching hearth. PVCu double glazed oriel bay window to the front. Laminate wood flooring. Cornice. Dado rail. Radiator. PVCu double glazed/panelled doors to:

CONSERVATORY

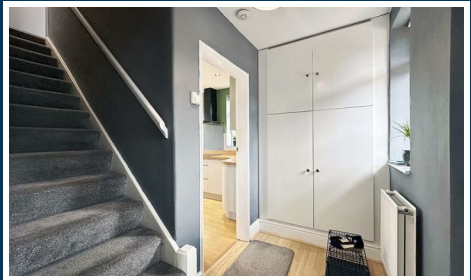
12'7" x 10'3" (3.84m x 3.12m)

Brick to the lower section, PVCu framed and double glazed beneath a replacement PVCu ceiling. French windows to the paved rear terrace. Tiled floor. Wall mounted electric heater.

KITCHEN

13'8" x 11'8" (4.17m x 3.56m)

Fitted with a range of matt light grey wall and base units beneath wood effect heat resistant work-surfaces/up-stands and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, microwave oven and four ring induction hob with chimney cooker hood above. Recess for a fridge/freezer and automatic washing machine. Under-stair storage cupboard with shelving. Woodgrain effect composite door with opaque double glazed insert to the side. PVCu double glazed window to the rear. Laminate wood flooring. Recessed LED lighting. Radiator.



## FIRST FLOOR

### LANDING

Storage cupboard housing the wall mounted gas central heating boiler. Laminate wood flooring.

### BEDROOM ONE

13' x 12' (3.96m x 3.66m)

Recess for a double bed flanked by bedside tables with cupboards above and matching four door range of fitted wardrobes containing hanging rails and shelving. Two built-in storage cupboards with shelving. PVCu double glazed window to the front. Laminate wood flooring. Radiator.

### BEDROOM TWO

13' x 8'5" (3.96m x 2.57m)

Fitted with a three door range of wardrobes containing hanging rails and shelving and matching twin pedestal dressing table. Built-in storage cupboard with shelving. PVCu double glazed window to the front. Laminate wood flooring. Radiator.

### BEDROOM THREE

9'1" x 8'1" (2.77m x 2.46m)

Recess for a double bed with cupboards above. Fitted wardrobe containing hanging rail and shelving and matching chest of drawers. PVCu double glazed window to the rear. Laminate wood flooring. Radiator.

### BATHROOM

5'8" x 5'4" (1.73m x 1.63m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap and thermostatic rain shower plus handheld attachment and screen above and vanity wash basin with mixer tap. Illuminated mirror. Opaque PVCu double glazed window to the rear. Tiled walls. Stone effect flooring. Recessed LED lighting. Extractor fan. Heated towel rail.

### WC

White/chrome vanity wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the rear. Tiled walls. Stone effect flooring. Recessed LED lighting. Heated towel rail.

## OUTSIDE

### GARDEN STORE

Brick built with a timber door to the front and PVCu double glazed window to the side. Light and power supplies.

### SERVICES

All mains services are connected.

### POSSESSION

Vacant possession upon completion.

### TENURE

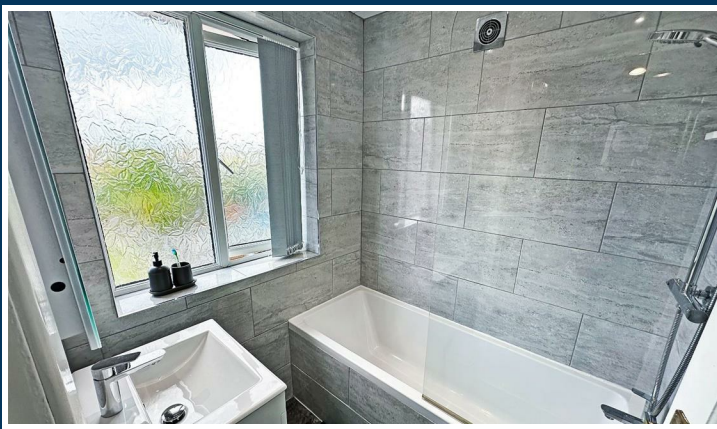
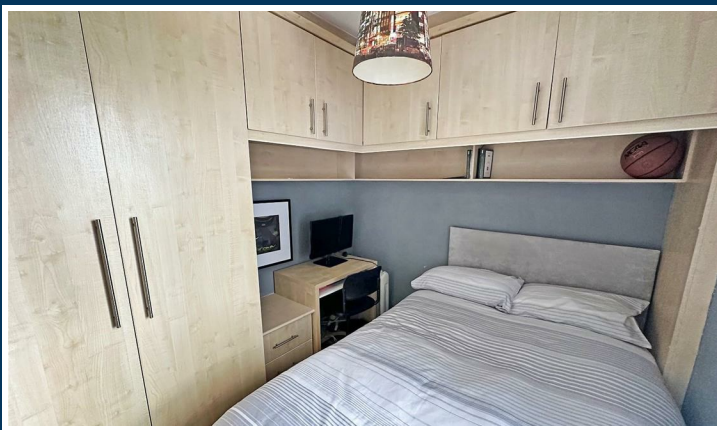
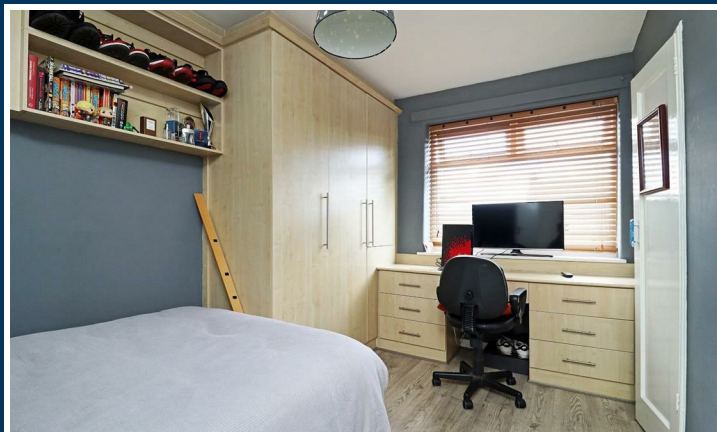
We are informed the property is Freehold. This should be verified by your Solicitor.

### COUNCIL TAX

Band C.

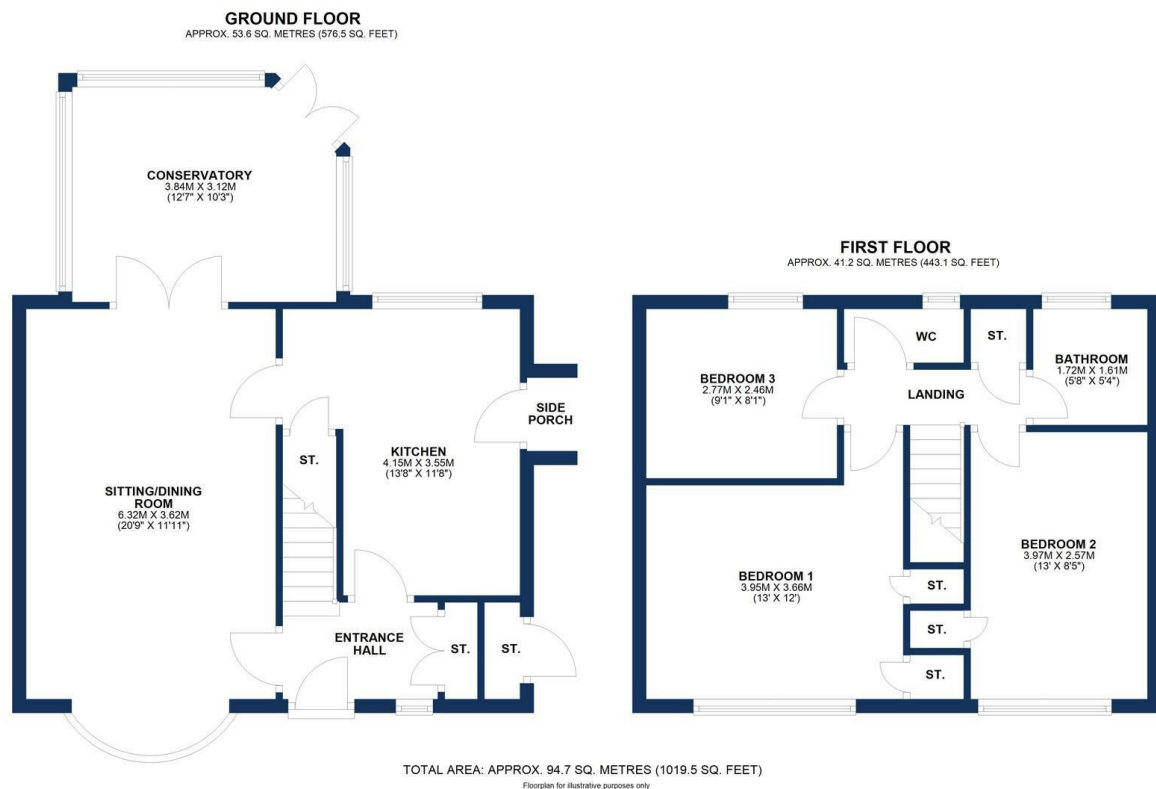
### NOTE

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



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