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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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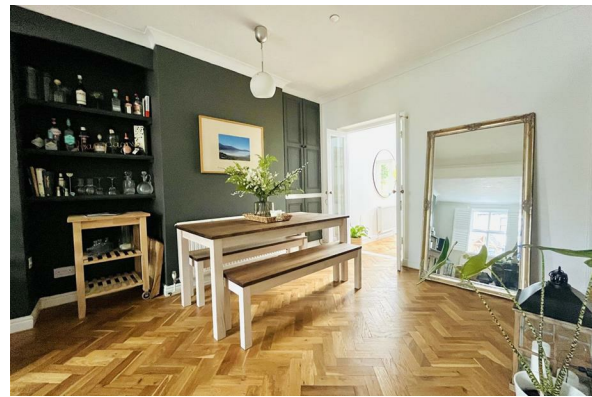
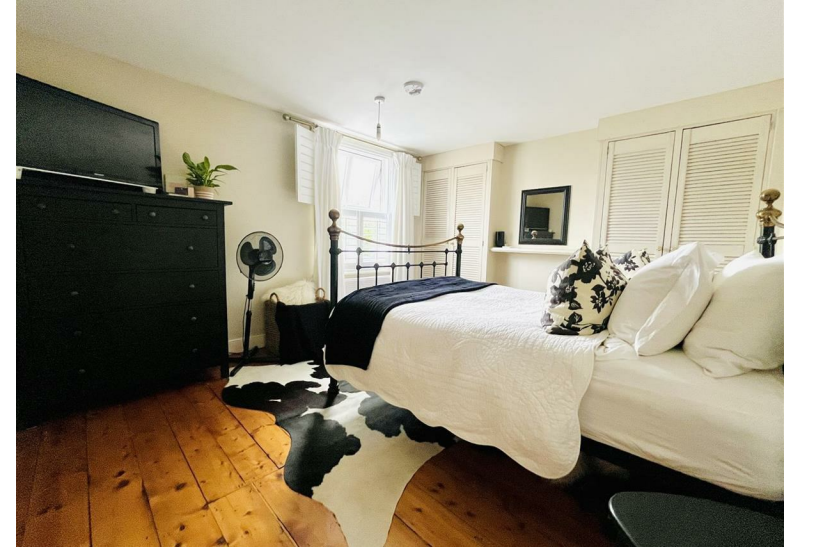
INDEPENDENT ESTATE AGENTS

# 46 Eaton Road

Bowdon, Altrincham, Cheshire, WA14 3EH



£450,000





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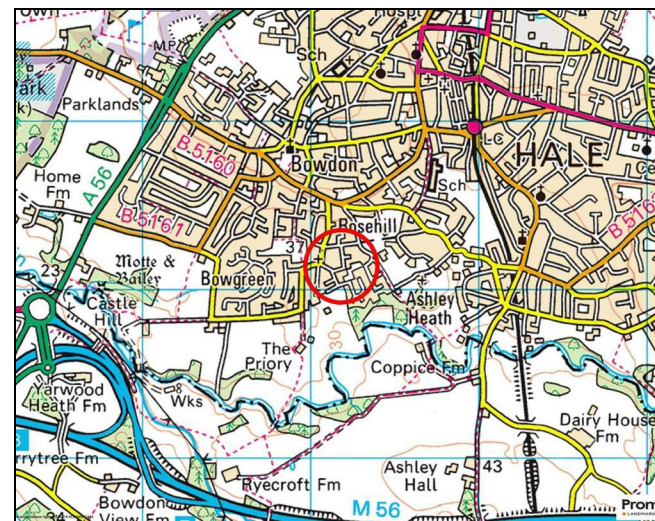
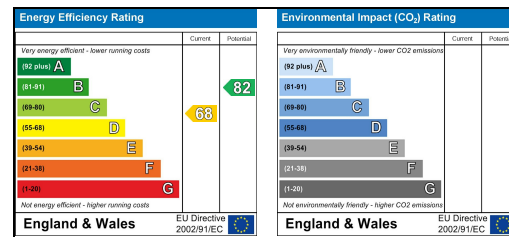


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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# Overview

A BEAUTIFULLY PRESENTED, UPDATED AND EXTENDED PERIOD TERRACED PROPERTY ARRANGED OVER THREE FLOORS, WITH GOOD SIZED WEST FACING GARDEN, CLOSE TO BOTH ALTRINCHAM TOWN CENTRE AND HALE VILLAGE. 1049 sqft

Entrance Vestibule. Open Plan Living and Dining Room. Breakfast Kitchen. Three Double Bedrooms. Two Bath/Shower Rooms. West facing Garden.



**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.

# in detail

A beautifully presented, extended and remodelled Period Terraced home in a sought after neighbourhood. The charming property is ideally located close to excellent schools, local convenience shops and within walking distance to Altrincham Town Centre, the popular Market Quarter and Hale Village.

Stylishly arranged over Three Floors, the accommodation spans approximately 1049 square feet with the Ground Floor featuring an inviting Entrance Vestibule, an Open Plan Living and Dining Room and a Breakfast Kitchen. The Upper Floors offer Three Double Bedrooms, including a Principal Bedroom with an En Suite Shower Room, and an additional Family Bathroom.

Externally, the property benefits from on street Parking and a generously sized West facing Garden to the rear, perfect for enjoying sunny afternoons.

Comprising:

Entrance Vestibule. A welcoming entry into the property.

Open Plan Living and Dining Room with parquet flooring throughout. The Living Area has a double glazed uPVC frame window to the front elevation and a cast iron open fire with an attractive surround, tiled hearth and built in shelving.

The Dining Area includes built in storage and display shelving, with access to useful downstairs storage.

Glazed double doors lead to the impressive Breakfast Kitchen with a continuation of parquet flooring, part vaulted ceiling with two inset Velux windows making this a naturally bright and light space.

The Kitchen Area is fitted with an extensive range of base and eye level units with worktops over, inset into which is a sink and drainer unit with mixer tap over and tiled splashback. Integrated dishwasher and there is ample space for freestanding kitchen appliances. Double glazed uPVC frame window to the rear elevation enjoying views over the Gardens and French doors provide access to the same.

To the First Floor Landing there is access to Two Double Bedrooms and a Family Bathroom. A staircase rises to the Second Floor Landing. Stripped and stained floorboards.

Bedroom One with uPVC double glazed frame window to the front elevation. Built in wardrobes to either side of the chimney breast recess providing ample hanging and storage space. Stripped and stained floorboards.

Bedroom Two with uPVC double glazed frame window to the rear elevation. Built in wardrobe to one side of the chimney breast recess. Stripped and stained floorboards.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin and WC. Built in storage cupboard. Extensive tiling to the walls and floors. uPVC double glazed frame opaque window to the rear elevation.

To the Second Floor Landing there is access to Principal Bedroom Three. uPVC double glazed frame opaque window to the rear elevation.

Principal Bedroom Three with uPVC double glazed frame window enjoying views over the Gardens to the rear.

This Bedroom enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings, providing a walk in wet room style shower, wash hand basin and WC. Extensive tiling to the walls and floors. Chrome finish heated towel rail. Extractor fan.

Externally, there is on street Parking and to the rear a paved patio area accessed via the French doors from the Breakfast Kitchen. Beyond, the Garden is laid to astro turf with well stocked borders, enclosed within brick walling and timber fencing.

The Garden is West facing and therefore enjoys an excellent degree of sunlight.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1049 Sq. Feet  
= 97.5 Sq. Metres

