



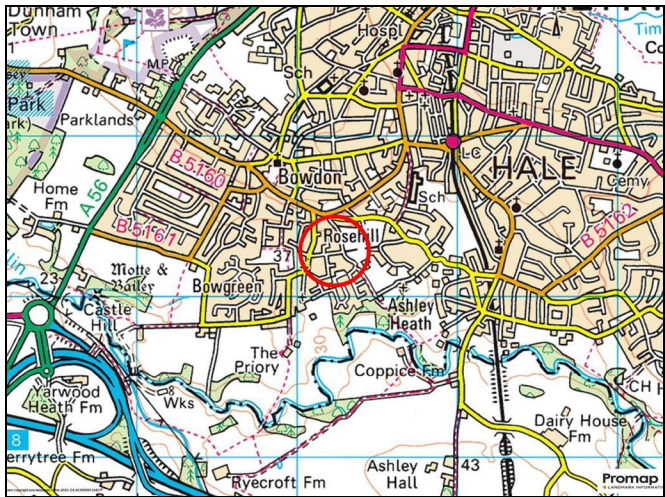
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INDEPENDENT ESTATE AGENTS

location



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39 York Road Bowdon, Altrincham, WA14 3EF



A WELL PROPORTIONED, BAY FRONTED, PERIOD END TERRACED PROPERTY WITH POTENTIAL TO EXTEND STP LOCATED IN A POPULAR NEIGHBOURHOOD CLOSE TO EXCELLENT SCHOOLS, LOCAL SHOPS AND HALE AND ALTRINCHAM CENTRES. 1229sqft.

Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Bathroom. Cellars. Garden. No Chain.

energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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.

£475,000

in detail



A well proportioned Period End Terraced located in this desirable neighbourhood, within walking distance of local convenience shops, Bollin Valley walks, The Bollin and Bowdon Church Schools and within reasonable reach of both Altrincham and Hale Centres.

The property is arranged over Three Floors with the accommodation extending to some 1229 square feet, providing a Hall, Lounge, Dining Room and Kitchen to the Ground Floor and there are Three bedrooms served by a Family Bathroom to the First Floor.



To the Lower Ground Floor are the Cellars which are ripe for conversion and offer an incoming purchaser the opportunity to convert, subject to up to date building regulations.

It is particularly popular with this type and style of property to undertake loft and cellar conversions, in addition to extending the kitchen across the width of the rear courtyard, creating a comprehensive family sized home, as well and significantly increasing the value. We have provided an example of what the floorplan would look like if somebody undertook all of those alterations. Any works would be subject to building and planning consents.

Externally, there is on road parking and to the rear a Courtyard and good size lawned Garden.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Recessed Porch. Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Coved ceiling.

Lounge with double glazed bay uPVC frame window to the front elevation. Fireplace feature to the chimney breast. Picture rail surround. Coved ceiling.

Dining Room with window to the rear overlooking the enclosed courtyard. Fireplace feature to the chimney breast and built in storage to one side of the recess. Picture rail surround.

Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over and tiled splashback. There is space for freestanding kitchen appliances. Window to the side elevation and a door provides access to the same. Built in cupboard with space and plumbing for a washing machine.

To the Lower Ground Floor are the Cellars which are ripe for conversion and offer an incoming purchaser the opportunity to convert, subject to up to date building regulations. Window to the rear elevation. Wall mounted Worcester Bosch gas central heating boiler.

To the First Floor Landing there is access to Three Bedrooms served by a Family Bathroom. Built in airing cupboard.



Bedroom One with two double glazed uPVC frame windows to the front elevation. Built in wardrobes with sliding doors provide excellent hanging and storage space.

Bedroom Two with double glazed uPVC frame window to the rear elevation overlooking the courtyard and garden to the rear.

Bedroom Three with double glazed uPVC frame window to the rear elevation.

The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin and WC. Double glazed uPVC frame opaque window to the side elevation. Tiling to the walls.

Externally, there is on road Parking and a paved Garden frontage with stocked border.

To the rear, there is an enclosed Courtyard accessed via the door from the kitchen. Beyond, there is a Garden laid to lawn with well stocked borders with a variety of plants, shrubs and trees. There is access to a right of way for wheelie bin access.

- Freehold
- Council Tax Band D

ALTERNATIVE FLOORPLAN IF EXTENSIONS WERE UNDERTAKEN

