



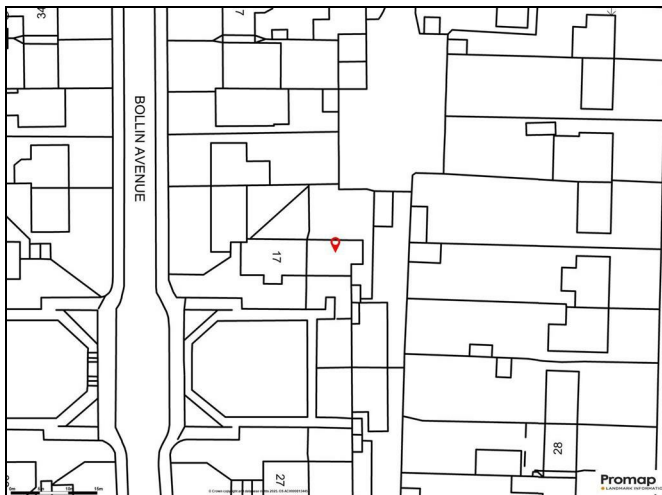
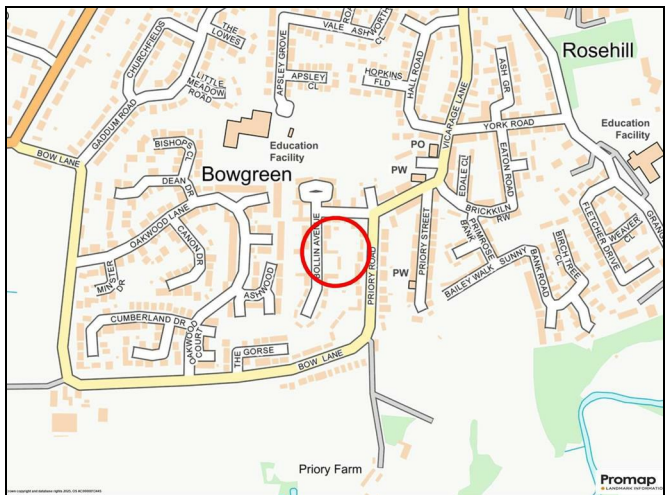
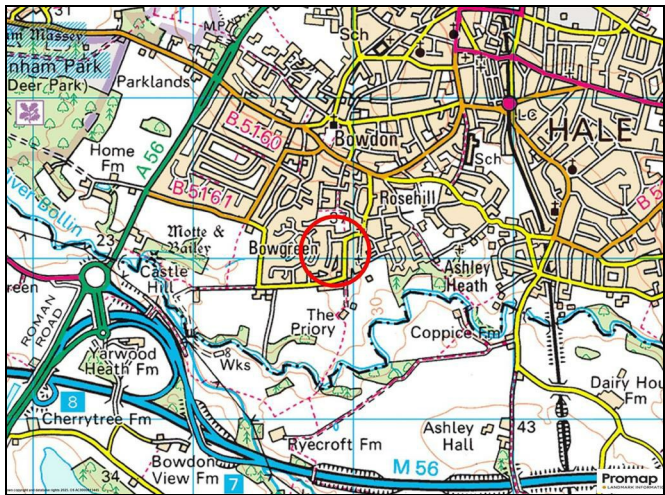
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INDEPENDENT ESTATE AGENTS

# location



# 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 the 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

## 19 Bollin Avenue Bowdon, Altrincham, WA14 3DF



A WELL PROPORTIONED SEMI DETACHED FAMILY HOME ON QUIET CUL-DE-SAC, LOCATED IN THIS POPULAR NEIGHBOURHOOD CLOSE TO EXCELLENT SCHOOLS, LOCAL SHOPS, BOLLIN WALKS AND ALTRINCHAM TOWN CENTRE. 1219SQFT.

Porch. Hall. Living and Dining Room. Kitchen. Conservatory. Three Bedrooms. Two Bath/Shower Rooms. Loft Room. Gardens. No Chain

£400,000

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# in detail



A well proportioned Semi Detached property on a quiet cul-de-sac, located in this popular area, walking distance to excellent schools, local shops, Bollin walks and close to Altrincham Town Centre and Hale Village.

The property is arranged over Three Floors with the accommodation extending to some 1219 square feet providing a Porch, Hall, Living and Dining Room, Kitchen and Conservatory to the Ground Floor and Three Bedrooms served by Two Bath/Shower Rooms to the First Floor.



There is a useful Loft Room and although not to building regulations does offer occasional use accommodation and excellent storage.

Externally, there is on road parking and a lawned Garden enjoying views over a green. To the rear there is a good size lawned Garden enclosed within brick walling and timber fencing.

This property is offered for sale with no chain.

Comprising:

Enclosed Porch. Entrance Hall with staircase rising to the First Floor. A door provides access to the Ground Floor Living Accommodation. Cloaks Area. Opaque double glazed uPVC frame window to the front elevation.



Living and Dining Room enjoys a dual aspect with windows to the front and rear elevations.

Inner Hall with storage cupboard. Opaque window to the rear elevation. Access to understairs storage.

Kitchen fitted with a range of base and eye level units with worktops over, inset stainless steel sink and drainer unit with mixer tap over and tiled splashback. There is space for freestanding kitchen appliances. Window to the rear overlooking the garden. Additional opaque window to the side elevation. Tiled floor.

Conservatory with vaulted ceiling and windows and doors overlook and provide access to the gardens to the front and rear.



To the First Floor Landing there is access to Three Bedrooms served by Two Bath/Shower Rooms.

Bedroom One with a double glazed uPVC frame window to the front elevation. A door provides access to a storage cupboard.

Bedroom Two with double glazed uPVC frame window to the front elevation. Access to storage cupboard.

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



The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings providing a bath with electric shower over, wash hand basin and WC. Tiling to the walls. Opaque double glazed uPVC frame window to the rear elevation.

Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower over, wash hand basin and WC. Tiling to the walls and floor. Opaque double glazed uPVC frame window to the rear elevation. Chrome finish heated towel rail.



Loft Room, accessed via a staircase from Bedroom One, with sloping ceilings and inset two inset Velux windows. Access to extensive roof void storage.

Externally, there is on road parking and a lawned Garden enjoy views over a green. To the rear there is a good size lawned Garden.

To the rear, the Garden laid to lawn and enclosed within brick walling and timber fencing.

This property is offered for sale with no chain.

- Freehold
- Council Tax Band C

