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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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# 39 Langham Road

Bowdon, Altrincham, WA14 3NR



£735,000

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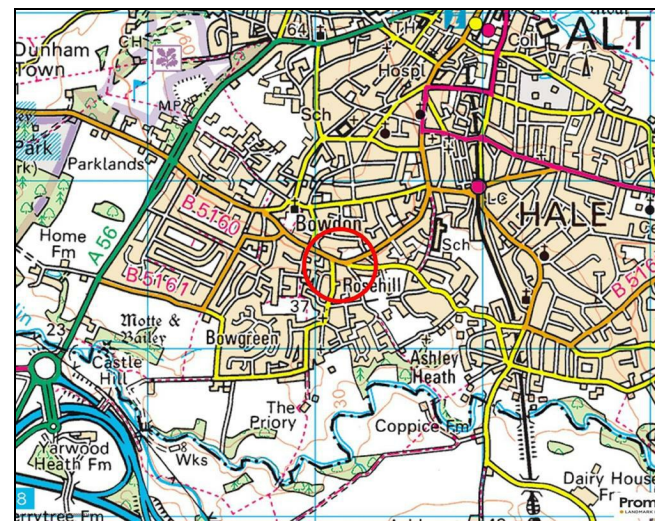
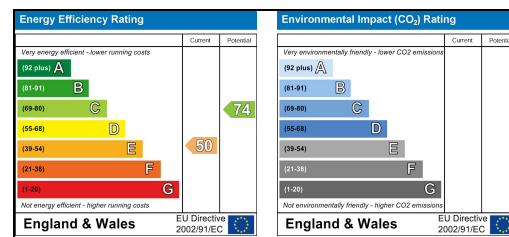


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## energy efficiency

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



# overview

AN ATTRACTIVE VICTORIAN SEMI DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS, PLUS LOFT AND FEATURING A LONG SOUTH FACING GARDEN CLOSE TO SCHOOLS, SHOPS AND HALE VILLAGE. 1954SQFT.

Hall. Lounge. Family Room. Dining Kitchen. Family Room. Three Chamber Cellars. Study/Bedroom. Three/Four Double Bedrooms. Two Bath/Showers. Driveway. Gardens.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures 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 really interesting Victorian Semi Detached family home with extensive and versatile accommodation arranged over Three Floors including full footprint Cellars and a Loft with scope to convert, extending to approximately 1945 square feet and featuring a particularly long and appealing South facing Garden to the rear, in addition to off street Parking to the front.

The property is well located within walking distance of local convenience shops on Vicarage Lane, Bowdon Church and The Bollin Schools and approximately equidistance to Hale Village with its fashionable shops, restaurants and bars, and Altrincham Town Centre, its facilities and the popular market Quarter and in particular within easy reach of Altrincham Boys' and Girls' Grammar Schools

The property offers excellent potential to update and improve and has attractive original features retained to include high corniced ceilings, fireplace features and has added potential to convert the Loft into additional space, subject to any necessary consents.

The property was in fact built as a true Three-Storey house with the Lower Ground Floor rooms being originally designed and currently used as habitable space, being above ground to the rear, however an incoming purchaser could undertake a more comprehensive modern day Cellar Conversion.

As it stands, the property provides Two delightfully proportioned Reception Rooms to the Ground Floor, in addition to a Dining Kitchen and with the Family Living Room enjoying a delightful, elevated view across the gardens.

The Lower Ground Floor provides a Den, Utility Room, Study/Bedroom Four and Bathroom, in addition to valuable storage space, but as previously stated an incoming buyer could, if required undertake a comprehensive conversion.

To the First Floor are Three excellent Double Bedrooms served by a Shower Room, with the Principal Bedroom enjoying a wide bay window feature.

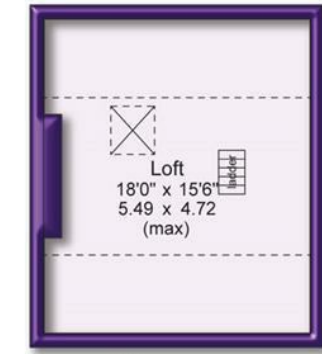
There is a pull-down ladder from the Landing to Loft space which has a skylight window.

Externally, the front of the property is approached via a Driveway providing off road Parking for two vehicles side by side.

To the rear, there is a stone paved Courtyard Area adjacent to the back of the house. Beyond, the Garden is laid to a long area of lawn with maturely stocked borders of shrubs, bushes and plants with privet hedge enclosure and to the far end of the Garden there is a further stone paved patio and Summer House/Garden Shed.

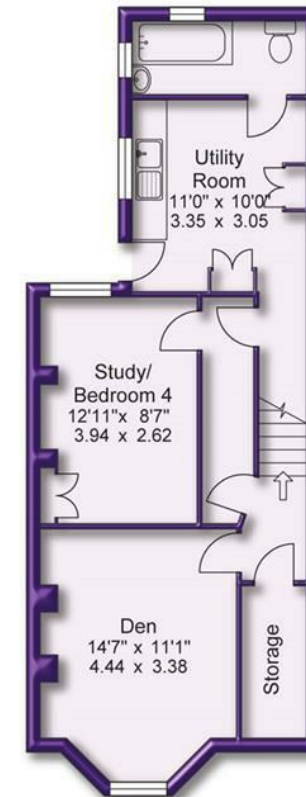
A lovely property offering excellent additional potential.

- Freehold
- Council Tax Band F

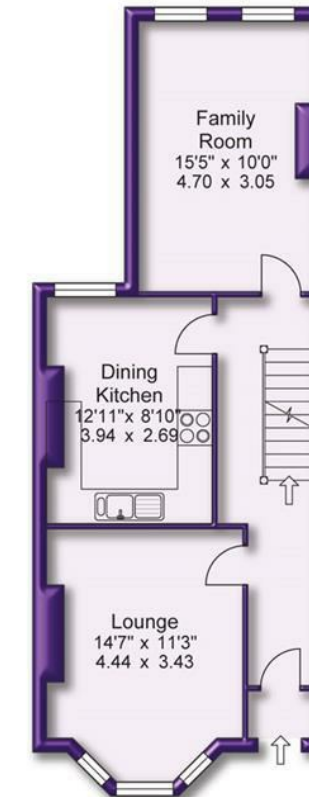


Second Floor

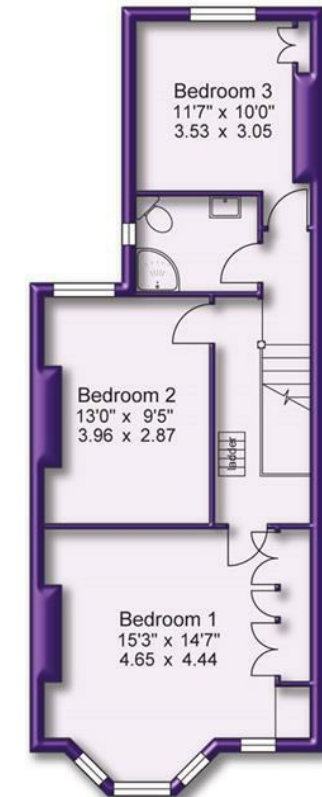
Approx Gross Floor Area = 1945 Sq. Feet  
 (inc. Loft) = 180.6 Sq. Metres  
 Approx Gross Floor Area = 1670 Sq. Feet  
 (exc. Loft) = 155.1 Sq. Metres



Lower Ground Floor



Ground Floor



First Floor