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

Stretton Vicarage Lane Bowdon, Altrincham, Cheshire, WA14 3AS



A BEAUTIFULLY PRESENTED VICTORIAN END TERRACED PROPERTY WITH CONVERTED CELLARS, IDEALLY LOCATED FOR LOCAL SCHOOLS AND WITH BOLLIN VALLEY WALKS ON THE NEARBY.

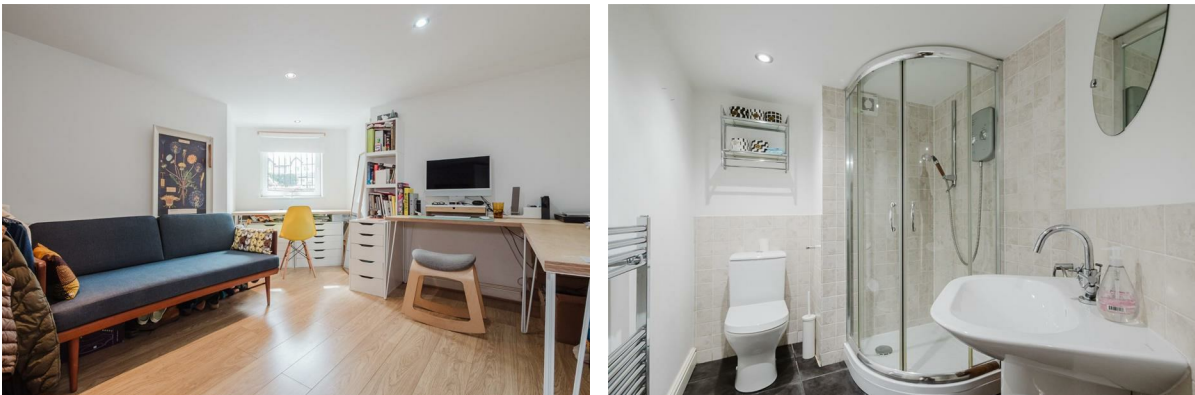
PORCH. HALL. LOUNGE/ DINING ROOM. KITCHEN. UTILITY. THREE/FOUR BEDROOMS. THREE BATH/SHOWER ROOMS. DRIVEWAY. LOVELY GARDEN.

£635,000

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in detail



A most individual, updated and improved Victorian property, being the left hand End House of just three distinctive properties in this popular location with local convenience shops on the doorstep, Bowdon Church and The Bollin Schools within a few minutes walk and Bollin Valley walks nearby.

The property offers extensive and versatile accommodation arranged over Three Floors including Converted Cellars providing Two Reception Rooms and a Kitchen to the Ground Floor, Three Bedrooms served by Two Bath/Shower Rooms to the First Floor and a Lower Ground Floor Den/Bedroom Four with adjacent Shower Room in addition to a Utility Room.

Unusually for this style of property, it enjoys off street Parking and features a delightful good sized Garden to the rear.

The property is well appointed throughout with excellent specification Kitchen and Bathroom fittings, UPVC double glazing throughout and is literally ready to move into with the minimum of fuss.

Comprising:

Stone steps with railings to Recessed Porch with tiled base. Panelled and glazed entrance door to the Hall, with a high corniced ceiling, modern wood laminate flooring and a staircase leading to the First Floor. Doors give access to the Reception Rooms.

Lounge featuring a square corner bay window to the front elevation with three inset double glazed UPVC frame with a further matching window also to the front. High corniced ceiling. Limestone design fireplace with inset living flame coal effect fire.

Dining Room, being entirely Open Plan to the Kitchen via a wide opening with a double glazed UPVC frame window to the rear. An opening leads to a staircase to the Lower Ground Floor Converted Cellars.

Kitchen with two double glazed UPVC frame windows to the side and a matching door leading to a stone paved Terrace with railings down to the Rear Garden. The Kitchen is fitted with an extensive range of light oak fronted units with stainless steel finish handles and worktops over, inset into which is a stainless steel one and a half bowl sink unit. Integrated stainless steel oven, four ring gas hob and extractor fan. Further built in fridge, freezer and dishwasher. Tiling to the full return of the work surfaces.

A staircase leads directly from the Dining Room to the Lower Ground Floor Converted Cellars.

Lower Ground Floor Hall with with useful storage cupboard and doors to the accommodation.

Den/Bedroom Four, ideal as a Reception Room, Teenagers Den or Guest Bedroom, having a corner square bay with an inset double glazed UPVC frame window to a light well to the front. Built in storage cupboards and shelving.

If used as a Bedroom, this room is served by the adjacent Shower Room, well appointed with a suite in white with chrome fittings, providing: a corner shower cubicle with independent electric shower, wall hung wash hand basin and WC.

Utility Room with a double glazed UPVC frame window to the rear, built in base unit with worktop and sink over, space for a washing machine and dryer. This room also houses the comprehensive combination gas fire central heating boiler. Tiling to the floor.

First Floor Landing with doors leading to Three Bedrooms and Two Bath/Shower Rooms. Loft access point.

Bedroom One with two double glazed UPVC frame windows to the front.

This Bedroom is served by the adjacent Family Bathroom, well appointed with a suite in white with chrome fittings,



Approx Gross Floor Area = 1468 Sq. Feet
= 136.4 Sq. Metres

