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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



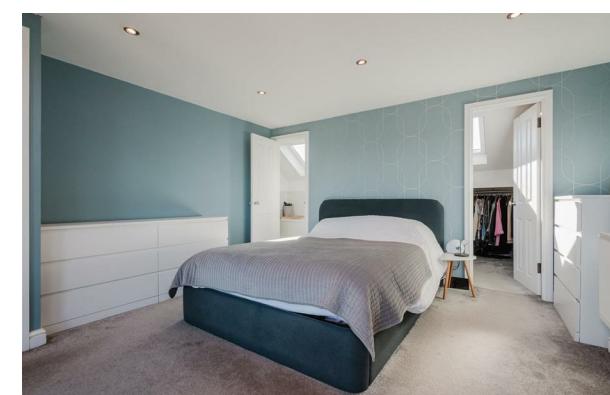
INDEPENDENT ESTATE AGENTS

## Rona Vicarage Lane

Bowdon, Altrincham, WA14 3BN



£715,000





National Association of Estate Agents

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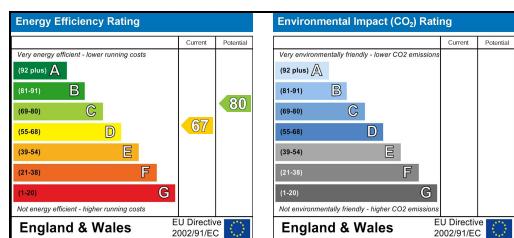


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## energy efficiency

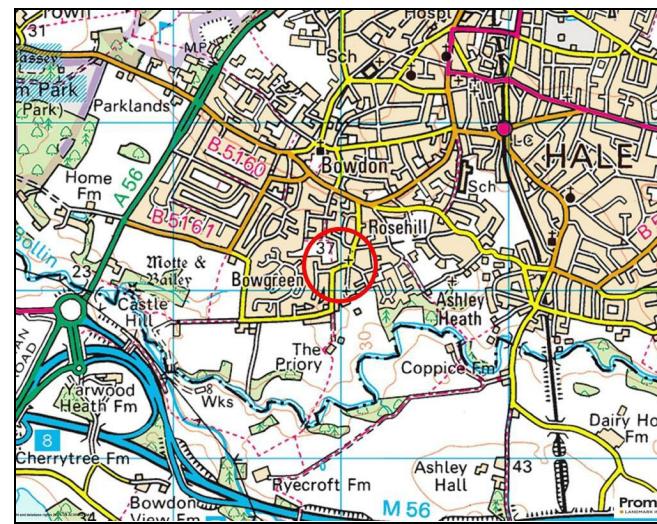
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A SUPERBLY PROPORTIONED, EXTENDED AND IMPROVED VICTORIAN TERRACED LOCATED IN THIS POPULAR NEIGHBORHOOD ENJOYING A WONDERFUL POSITION WITH ELEVATED ASPECTS ACROSS ALLOTMENTS. 1721 SQFT

Porch. Hall. 500 square foot open plan Living Room, Dining Area and Kitchen. Utility Room. WC. Four Double Bedrooms. Two Bath/Shower Rooms. Parking. Lovely Good sized Garden.



# in detail

A superbly proportioned, extended and improved Victorian Terraced property located in this popular neighbourhood with local convenience shops and Bollin Valley walks on the doorstep and within a few minutes walk of The Bollin and Bowdon Church Primary Schools. In addition, the property is within easy reach of Altrincham Boys' and Girls' Grammar Schools.

In particular, the property enjoys a wonderful position with elevated aspects across allotments to the rear and the property offers fantastic family accommodation arranged over Four Floors, with Converted Loft and Cellars, extending to approximately 1700 square feet with well appointed kitchen and bathroom fittings providing Two Reception Areas to the Ground Floor which are both Open Plan to a central Kitchen.

The Converted Basement provides a Utility Room with WC and there are Four Double Bedrooms over the Two Upper Floors, served by Two Bath/Shower Rooms, including a 350 square foot Top Floor Principal Bedroom Suite of Bedroom, Walk In Wardrobe and En Suite Shower Room.

Externally, the property enjoys off street Parking to the front and a good sized Garden to the rear with tiered timber decked sitting areas with lawned Garden area beyond which benefits from the afternoon sun. There is a further sitting area to the far end of the Garden enjoying a backdrop and appealing views across the allotments.

A fabulous family home in a great location.

Comprising:

Entrance Porch. Hall with staircase to the First Floor.

Living Room with bay window to the front. Wood flooring. Fireplace feature. Open Plan to the:

Well appointed Kitchen with garden aspect and fitted with a range of shaker style units arranged around a central island unit incorporating a breakfast bar. Integrated oven, hob, extractor fan, fridge, freezer, and dishwasher. Open Plan with steps down to the:

Dining Area with wood finish flooring and patio doors giving access to and enjoying aspects over the gardens and allotments.

Lower Ground Floor Utility Room, also suitable for a Playroom with built in storage, plumbing for a washing machine and a Guest WC off.

First Floor Landing with a continuation of the staircase to the Second Floor.

Bedroom One with a wide window to the front and extensive built in wardrobes.

Bedroom Two overlooking with rear with built in wardrobes.

Bedroom Three. An ideal Home Study sized room with a window enjoying the attractive rear aspect.

These Bedrooms are served by the Family Bathroom, well appointed with a white suite and chrome fittings, providing a double ended tub bath, wash hand basin, WC and corner shower cubicle.

350 square feet Second Floor Principal Bedroom Suite providing a large Double Bedroom with French doors and full height windows onto a 'Juliette Balcony' enjoying the fabulous views across the allotments to the rear. Large walk in wardrobe returning under the eaves with roof void storage off and served by the En Suite Bathroom with full sized bath, wash hand basin, WC and separate shower cubicle.

This completes a fantastic family home in a great location.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1721 Sq. Feet  
(Including Roof Void Storage) = 159.9 Sq. Metres

Approx Gross Floor Area = 1694 Sq. Feet  
(Excluding Roof Void Storage) = 157.3 Sq. Metres

