



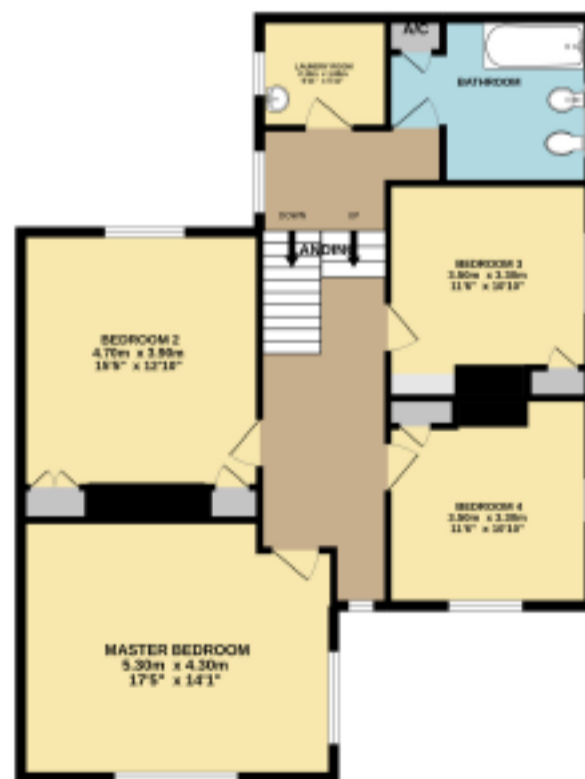
22 ENVILLE ROAD, BOWDON,
CHESHIRE, WA14 2PF

John N
Hilditch & Co

GROUND FLOOR
93.3 sq.m. (1004 sq.ft.) approx.



1ST FLOOR
87.9 sq.m. (946 sq.ft.) approx.



TOTAL FLOOR AREA: 181.1 sq.m. (1950 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, openings and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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22 ENVILLE ROAD BOWDON



Occupying undisputedly one of the best locations in Bowdon on the corner of Enville Road and Winton Road, this classic turn of the century detached house, whilst now in need of some cosmetic modernisation, nonetheless retains much of the fine original features of the era and offers massive potential for somebody to stamp their own personality on what is a fine characterful family home.

GROUND FLOOR

ENTRANCE HALL
RECEPTION HALL
WC
LIVING ROOM 17'5" x 13'9" (5.30 x 4.20)
DINING ROOM 17'9" x 13'1" (5.40 x 4)
KITCHEN 10'10" x 8'10" (3.30 x 2.70)
BOILER ROOM
LARDER
LOBBY
MORNING ROOM 14'9" x 11'6" (4.50 x 3.50)

FIRST FLOOR & LANDING

MASTER BEDROOM 17'5" x 14'1" (5.30 x 4.30)
BEDROOM TWO 15'5" x 12'10" (4.70 x 3.90)



Briefly the accommodation which is spread over two levels comprises a wide, welcoming reception hall with a downstairs wc, the ground floor comprises a bay fronted living room, separate dining room, morning room, kitchen and rear lobby with a small larder. At first floor level leading from a generous split level landing is a master bedroom, three further bedrooms making four in all and a family bathroom with laundry room adjacent. Externally the house sits in well proportioned gardens affording an excellent level of privacy from adjacent houses and there is also a garage and ample forecourt parking.

BEDROOM THREE 11'6" x 10'10" (3.50 x 3.30)
BEDROOM FOUR 11'6" x 10'10" (3.50 x 3.30)
BATHROOM
LAUNDRY ROOM 6'11" x 5'11" (2.10 x 1.80)

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band " VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



It is incredibly rare for a property of this type to come to the market, particularly in such a fantastic location. Enville Road and Winton Road are characterised by a mixture of large detached and semi detached properties many of which have been completely modernised. Hale's fashionable village and Altrincham's busy market town centre are within walking distance, the local tennis club is also within just a few minutes walk. The urban motorway network and International Airport are all handily located and sporting and recreational facilities abound.

In conclusion this is an excellent opportunity to acquire a property in need of some cosmetic modernisation and with undoubted potential to extend, all set in one of Bowdon's best locations.

DIRECTIONS

From the centre of Hale proceed across the level crossing to the traffic lights. Proceeding up Stamford Road, continue for approximately a third of a mile turning right onto Enville Road where the property will be found on the left on the corner of Enville and Winton Road.

