

**Bollin Avenue, Altrincham, WA14 3DF**



A VERY SPACIOUS SEMI DETACHED PROPERTY over 3 floors tucked away in a QUIET CUL DE SAC overlooking a pretty green. IDEALLY LOCATED in the heart of Bowdon that lies within easy reach of Hale Village and Altrincham Town Centre and is within walking distance of both Bowdon C of E School and Bollin Primary School and the two Grammar Schools. The property has a good sized porch and hallway, large lounge, separate kitchen / breakfast room and a summer lounge / conservatory offering a second reception room overlooking the rear large lawned garden. The first floor comprises of large double master bedroom with fitted wardrobes, a second double bedroom with fitted wardrobes, and a good sized single bedroom. A Secret third room through a door off the Master Bedroom leads up to a converted loft with two Velux windows currently used as an office / den. Externally gardens to front and rear and outside brick shed with storage.

**Offers in Excess of £400,000**

## **PORCH**

11'0" (3m 35cm) x 4'4" (1m 32cm)

Entering into the property through a very spacious porch with vinyl flooring and UPVC Double glazed windows and door.

## **HALLWAY**

8'6" (2m 59cm) X 5'2" (1m 57cm)

A hallway with laminate wooden flooring, used as a cloakroom with a wall mounted radiator, side UPVC double glazed window and centre light fitting.

## **LOUNGE**

19'6" (5m 94cm) X 11'9" (3m 58cm)

A very good sized living room with feature brick fireplace and wooden laminate flooring throughout, three wall mounted light fittings, and dual upvc double glazed windows to both front and back of the room. A wall mounted radiator and Tv aerial/wifi /connection.

## **KITCHEN**

12'00" (3m 65cm) x 14'4" (4m 36cm)

A spacious kitchen with plenty of storage with a range of wall and base units, freestanding fridge/freezer/washer/dishwasher. There is also a small larder/utility space on entering the kitchen for storage with a space for the dryer. Tiled flooring and part tiled walls splashback, sink and drainer, upvc double glazed window overlooking the back garden and access to the conservatory.

## **CONSERVATORY**

12'5" (3m 78cm) x 8'6" (2m 59cm)

A bright and open conservatory with access to the back garden/patio areas, with vinyl flooring and power points.

## **STAIRS AND LANDING**

Wooden stairs with a side bannister to the first floor.

## **MASTER BEDROOM**

13'5" (4m 8cm) x 11'9" (3m 58cm)

The master bedroom is of good size with a sliding door fitted glass wardrobe, wooden flooring and centre light fitting. Upvcv double glazed window overlooking the front gardens and storage cupboard. There is also a secret door to an upstairs loft room/currently used for storage.

## **LOFT ROOM**

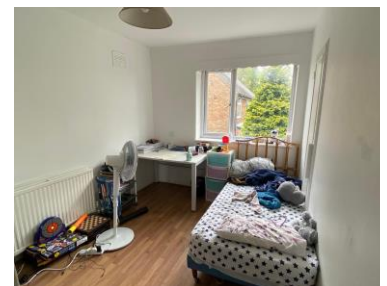
20'9" (6m 32cm) X 8'3" (2m 51cm)

This room is very big with storage in the eaves, and has wooden flooring and two velux windows bringing in lots of light. There are spotlights to the ceiling and power points. This can be used for a multitude of purposes including as a study/playroom or just for storage.

## **BEDROOM 2**

13'0" (3m 96cm) X 8'5" (2m 56cm)

A double bedroom with wooden flooring upvc double glazed window to the



front of the property and a wall mounted radiator. A single light fitting to the centre of the ceiling and power points.

### **BEDROOM 3**

*8'8" (2m 64cm) x 7'8" (2m 33cm)*

A large single bedroom with wooden flooring, wall mounted radiator, upvc double glazed window overlooking the rear of the property and a centre light fitting.



### **BATHROOM**

*6'5" (1m 95cm) X 5'3" (1m 60cm)*

A bathroom with tiled walls and floor, bath with overhead hand held shower and shower curtain, hand basin and WC. Upvc frosted double glazed window and heated towel rail. Wall mounted mirrored cabinet and centre light fitting.



### **SHOWER ROOM**

*8'10" (2m 69cm) X 2'7" (78cm)*

A useful second bathroom, with shower cubicle, hand basin and WC. Frosted upvc double glazed window, wall mounted heated radiator and vinyl flooring.



### **GARDENS TO FRONT AND REAR**

To the front of the property is well maintained garden mainly laid to lawn with steps to the front door, to the side of the property is a patio area with useful outbuilding brick shed and a storage cupboard. To the back of the property is a lawned large garden surrounded by a secure fence. To the rear of the property is land with a car parking spaces accessed only by a secure barrier.

### **DISCLAIMER 1**

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### **DISCLAIMER 2**

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