



Bollin Avenue | | Bowdon | WA14 3DE

Guide price £450,000



SHEPPARD & CO



Bollin Avenue |  
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- Beautifully Refurbished Semi Detached Home
- Open Plan Living Dining Room
- Off Road Parking
- Catchment To The Areas Finest Schools
- Quiet Cul De Sac Location
- Downstairs WC And Utility Room
- Good Size Westerly Facing Garden
- NO ONWARD CHAIN

Tucked away in a peaceful cul-de-sac, this beautifully refurbished semi-detached home offers spacious, well-balanced accommodation ideal for modern family living.

Finished to a high standard by the current owner, the property opens with a welcoming entrance hall and includes a convenient WC, a bright and airy open-plan living/dining room, a contemporary kitchen with breakfast area, and a separate utility room.

Upstairs, the first floor provides three generous bedrooms, a modern family bathroom, and a separate WC, creating a comfortable and versatile layout for family life.

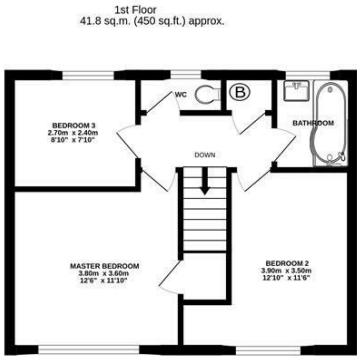
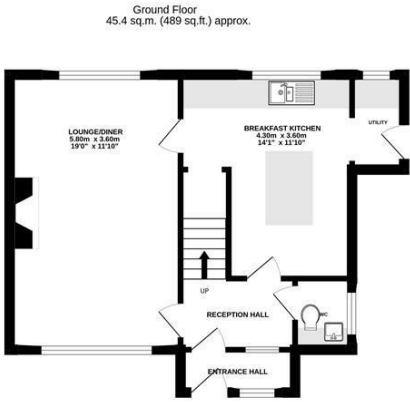
Externally, the property benefits from off-road parking to the front, while the rear garden is a real highlight, exceptionally spacious and perfect for entertaining, relaxing, or family play. There is also clear potential to extend the property (subject to the necessary planning permissions), making this a fantastic long-term home in a desirable and quiet location.

An ideal opportunity for buyers seeking a move-in-ready property with future potential with no onward chain.

POST CODE - WA14 3DE

N.B. The appliances at this property have not been tested by ourselves.

Approved by the vendor and prepared with care, these details are believed to be accurate. However, in line with Property Misdescription legislation, buyers should make their own enquiries, view the property, and confirm all information independently.



TOTAL FLOOR AREA: 87.2 sq.m. (939 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.

Made with Metaplan 12/2019

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 83                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 64      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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