



Bollin Avenue | Bowdon | WA14 3DE

Guide price £440,000


SHEPPARD & CO

**Bollin Avenue |
Bowdon | WA14 3DE
Guide price £440,000**

- 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 W/C, 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 W/C, 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.

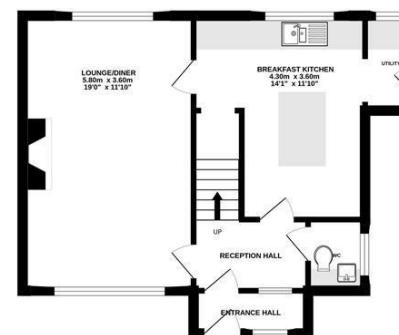
POST CODE - WA14 3DE

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

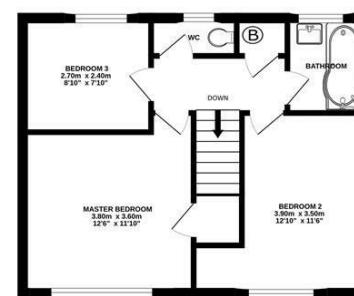
Approved by the vendor and prepared with care, these details are believed to be accurate. However, in line with Property Misdescription legislation, buyers should make their own enquiries, view the property, and confirm all information independently.



Ground Floor
45.4 sq.m. (489 sq.ft.) approx.



1st Floor
41.8 sq.m. (450 sq.ft.) approx.



TOTAL FLOOR AREA: 87.2 sq.m. (939 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the measurements 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 dimensions shown are not to scale and have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62025

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

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