



**The Gorse, Bowdon Vale, Altrincham, WA14**

**Offers Over: £375,000**

*Freehold*

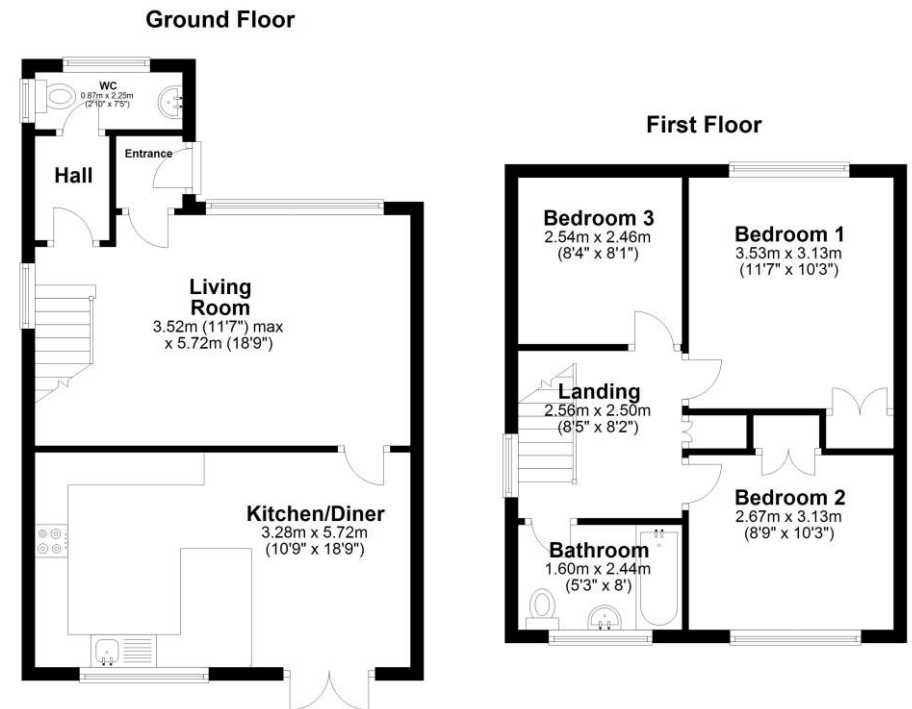
# The Gorse, Bowdon Vale, Altrincham, WA14

Offered with NO ONWARD chain is this fantastic THREE BEDROOM family home in Bowdon Vale. Located in a popular pocket of Bowden with fantastic access to highly regarded schools, transport links including the motorway networks and within easy reach of Hale Village and Altrincham Town Centre as well as the River Bollin.

The property has been well looked after by its current owners and comprises; entrance hall leading into a fabulous size living room with feature fire surround, open plan kitchen diner fitted with a modern range of base and eye level units and patio doors leading to the rear garden. There is also access to an inner hall with fantastic storage space for coats and shoes leading to the downstairs WC. The first floor reveals three good size bedrooms, two with full fitted wardrobes and a three piece white bathroom suite comprising of a panelled bath with shower over, WC and wash hand basin.

The property offers a driveway to the front with ample off road parking for a couple of vehicles whilst the rear offers a private garden with raised decked area, perfect for alfresco dining and entertaining. There is an amazing log cabin that could be used as a home office/ gym or play room fitted with electric.

- Freehold
- EPC Grade E
- Council Tax Band C











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		52
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.