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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

WATERSONS

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Dundregan Vicarage Lane

Bowdon, Altrincham, WA14 3BN





£595,000

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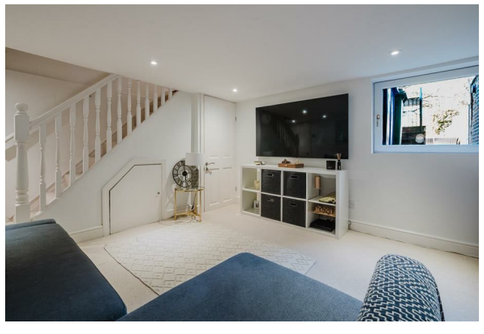


















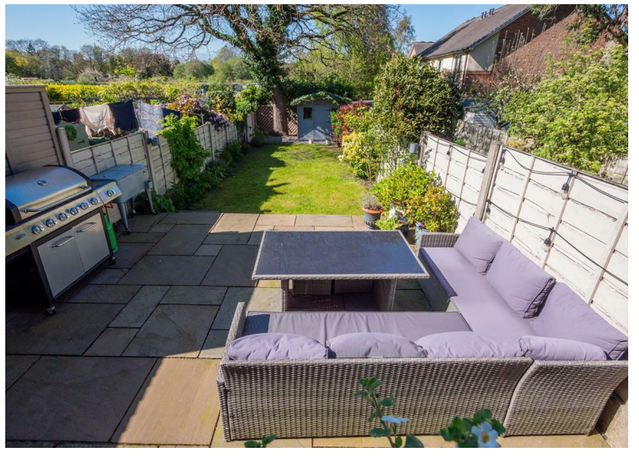












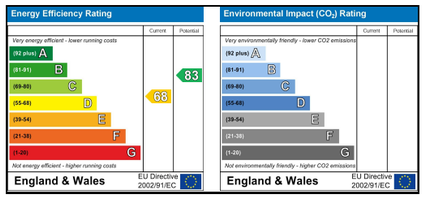
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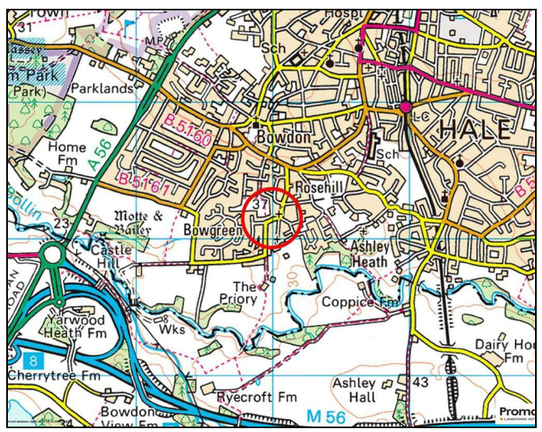
energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)









AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

overview

** Unexpectedly back on the market due to the chain breaking, the original sale was agreed within 3 weeks of listing **

AN ATTRACTIVE PERIOD MID TERRACED ARRANGED OVER FOUR FLOORS, IDEALLY LOCATED FOR BOWDON CHURCH AND THE BOLLIN SCHOOLS & OFFERED FOR SALE WITH NO CHAIN. 1488sqft.

Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Family Room. Three Double Bedrooms. Two Bath/Shower Rooms. Gardens.



in detail

An attractive Period Mid Terraced property in this popular location offered For Sale with No Chain with local convenience shops on the doorstep, Bowdon Church and The Bollin Schools within a few minutes walk and Bollin Valley walks nearby. In addition, the property is within reasonable walking distance of Hale Village and Altrincham Town Centre.

The deceptively spacious property is arranged over Four Floors with the accommodation extending to some 1488 sq ft providing a Hall, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and Three Double Bedrooms served by Two Bath/Shower Rooms to the Two Upper Floors. To the Lower Ground Floor there is a Family Room and WC.

Externally, there is on road parking and a lawned Garden to the rear.

Comprising:

Recessed Porch with stained and leaded glass door with window above.

Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Stripped and stained floorboards.

Lounge with bay window to the front elevation. To the chimney breast there is an impressive cast iron fireplace with tiled hearth. Picture rail surround. Stripped and stained floorboards. Coved ceiling.

Dining Room with sash window to the rear elevation overlooking the rear Gardens. To the chimney breast recesses there are built in cupboards and shelves. Bio ethanol fireplace not included. Stripped and stained floorboards.

An opening leads to the Breakfast Kitchen with floor to ceiling windows enjoying views over the Garden and allotments beyond, and a door provides access to the same.

The Kitchen is fitted with an extensive range of white high gloss base and eye level units with solid wood worktops over, inset into which is a one and a half bowl sink and drainer unit with tiled splashback. Integrated appliances include a stainless steel double oven, five ring gas hob and extractor fan over, fridge, freezer and dishwasher. LED lighting. Additional window to the side elevation. Solid wood flooring.

To the Lower Ground Floors there is a Family Room with uPVC double glazed window to the rear elevation. Built in shelving to the chimney breast recesses. Access to useful under stairs storage. Walk in storage cupboard with space for a tumble dryer.

Ground Floor WC fitted with a modern white suite and chrome fittings. LED lighting.

To the First Floor Landing there is access to Two Double Bedrooms served by a Family Bathroom. A staircase continues to the Second Floor.

Bedroom One with two sash windows to the front elevation. To the chimney breast there is a cast iron fireplace feature. Built in floor to ceiling wardrobes along one wall providing ample hanging and storage space. Picture rail surround.

Bedroom Two is another Double Room with sash window enjoying views over the rear Gardens. To the chimney breast there is a cast iron fireplace feature. Built in floor to ceiling wardrobes to one side of the chimney breast recess. Pannelled wall feature.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a double ended bath with shower attachment, separate enclosed shower cubicle with thermostatic shower with dual attachments and glazed door, wash hand basin and WC. Built in airing cupboard housing the gas central heating boiler. Sash window enjoying views over the Gardens, allotments and playing fields beyond. LED lighting.

To the Second Floor Landing there is a uPVC double glazed window to the rear elevation and access to:

Principal Bedroom Four, a well-proportioned room with sloping but yet not restrictive ceilings with inset Velux window and floor to ceiling doors and windows opening onto a Juliette Balcony enjoying views over the Gardens, allotments and playing fields beyond. Access to useful roof void storage.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle, wash hand basin with built in storage below and WC. Inset Velux window. Chrome finish heated towel rail.

Externally, there is on road parking and a paved Garden frontage with well stocked borders with a variety of plants, shrubs and trees.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the Breakfast Kitchen. Beyond, the Garden is laid to lawn and enclosed within timber fencing.

- Freehold
- Council Tax Band D

