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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£615,000

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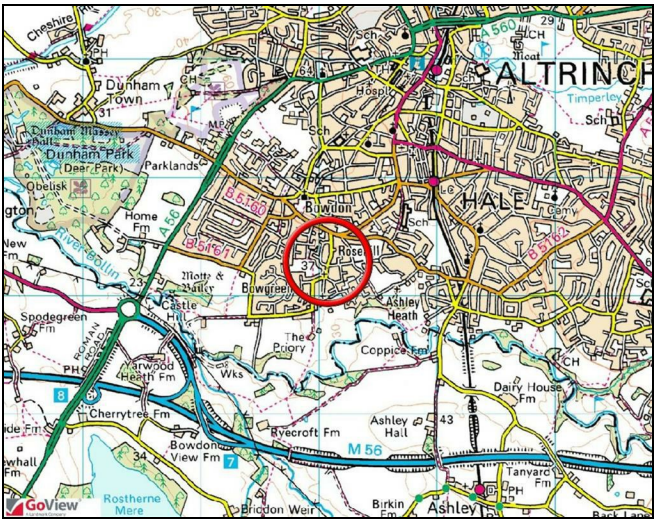
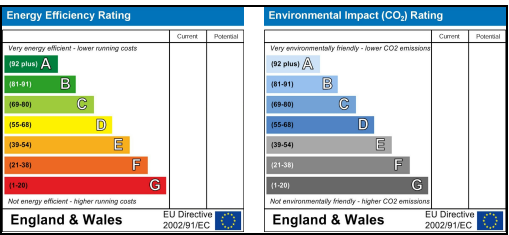


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A BEAUTIFULLY PRESENTED VICTORIAN END TERRACED PROPERTY WITH CONVERTED CELLARS, IDEALLY LOCATED FOR LOCAL SCHOOLS AND WITH BOLLIN VALLEY WALKS ON THE NEARBY.

Porch. Hall. Lounge/ Dining Room. Kitchen. Utility. Three/Four Bedrooms. Three Bath/Shower Rooms. Driveway. Lovely Garden.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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.

in detail

A most individual, updated and improved Victorian property, being the left hand End House of just three distinctive properties in this popular location with local convenience shops on the doorstep, Bowdon Church and The Bollin Schools within a few minutes walk and Bollin Valley walks nearby.

The property offers extensive and versatile accommodation arranged over Three Floors including Converted Cellars providing Two Reception Rooms and a Kitchen to the Ground Floor, Three Bedrooms served by Two Bath/Shower Rooms to the First Floor and a Lower Ground Floor Den/Bedroom Four with adjacent Shower Room in addition to a Utility Room.

Unusually for this style of property, it enjoys off street Parking and features a delightful good sized Garden to the rear.

The property is well appointed throughout with excellent specification Kitchen and Bathroom fittings, UPVC double glazing throughout and is literally ready to move into with the minimum of fuss.

Comprising:

Stone steps with railings to Recessed Porch with tiled base. Panelled and glazed entrance door to the Hall, with a high corniced ceiling, modern wood laminate flooring and a staircase leading to the First Floor. Doors give access to the Reception Rooms.

Lounge featuring a square corner bay window to the front elevation with three inset double glazed UPVC frame with a further matching window also to the front. High corniced ceiling. Limestone design fireplace with inset living flame coal effect fire.

Dining Room, being entirely Open Plan to the Kitchen via a wide opening with a double glazed UPVC frame window to the rear. An opening leads to a staircase to the Lower Ground Floor Converted Cellars.

Kitchen with two double glazed UPVC frame windows to the side and a matching door leading to a stone paved Terrace with railings down to the Rear Garden. The Kitchen is fitted with an extensive range of light oak fronted units with stainless steel finish handles and worktops over, inset into which is a stainless steel one and a half bowl sink unit. Integrated stainless steel oven, four ring gas hob and extractor fan. Further built in fridge, freezer and dishwasher. Tiling to the full return of the work surfaces.

A staircase leads directly from the Dining Room to the Lower Ground Floor Converted Cellars.

Lower Ground Floor Hall with with useful storage cupboard and doors to the accommodation.

Den/Bedroom Four, ideal as a Reception Room, Teenagers Den or Guest Bedroom, having a corner square bay with an inset double glazed UPVC frame window to a light well to the front. Built in storage cupboards and shelving.

If used as a Bedroom, this room is served by the adjacent Shower Room, well appointed with a suite in white with chrome fittings, providing: a corner shower cubicle with independent electric shower, wall hung wash hand basin and WC.

Utility Room with a double glazed UPVC frame window to the rear, built in base unit with worktop and sink over, space for a washing machine and dryer. This room also houses the comprehensive combination gas fire central heating boiler. Tiling to the floor.

First Floor Landing with doors leading to Three Bedrooms and Two Bath/Shower Rooms. Loft access point.

Bedroom One with two double glazed UPVC frame windows to the front.

This Bedroom is served by the adjacent Family Bathroom, well appointed with a suite in white with chrome fittings, providing: a double ended bath with side mixer taps, wash hand basin and WC.

Bedroom Two with a double glazed UPVC frame window overlooking the Rear Garden. Built in wardrobes and storage cupboard.

Bedroom Three with a double glazed UPVC frame window to the rear.

The Bedrooms are further served by the separate Shower Room, well appointed with a suite with chrome fittings providing a corner shower cubicle with thermostatic shower, vanity unit wash hand basin and WC. Opaque double glazed UPVC frame window to the side.

Externally the front of the property is approached via a gravelled Driveway providing off street Parking for one large vehicle and retained within maturely stocked borders with a variety of shrubs, bushes and plants retained within timber fencing and privet hedging.

A pathway leads down the property through a gate to the Rear Garden. This pathway also provides access for neighbouring properties for wheelie bin collection etc. The Rear Garden opens to a large gravelled sitting area directly adjacent to the back of the house, accessed via the stone paved Terrace with railings from the Kitchen and enclosed within stocked borders. Beyond this, the Garden is laid to a good sized area of lawn with timber fencing and a backdrop of a substantial laurel bush providing excellent screening. The Garden enjoys a broadly South West facing and therefore sunny aspect.

This good sized Garden completes a first class family sized home.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1468 Sq. Feet
= 136.4 Sq. Metres

