



Brick Kiln Row | | Bowdon | WA14 3EL

Guide price £450,000



SHEPPARD & CO

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- A truly stunning cottage style home
- Open plan living dining space
- Utility room and downstairs WC
- Good size southerly facing rear garden
- Catchment to the areas finest schools.
- Beautifully presented and meticulously finished throughout
- Superb living room overlooking the garden
- Contemporary Bathroom
- Walking distance to local shops
- No Onward Chain

Beautifully presented and finished to an exceptional standard throughout, this charming cottage-style home occupies a peaceful pocket of Bowdon and enjoys a superb southerly facing rear garden extending to approximately 100ft. Perfectly positioned within walking distance of the Vicarage Lane shops and one of the area's most highly regarded primary schools, the property offers an ideal blend of character, quality and convenience.

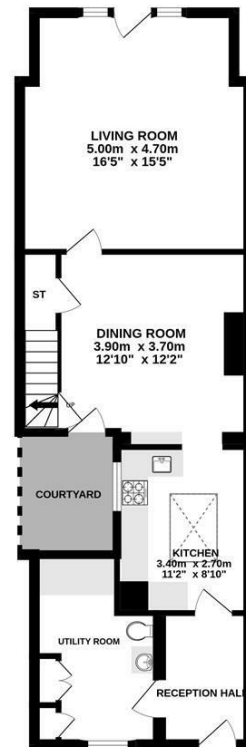
The accommodation is thoughtfully arranged and begins with a welcoming entrance hall, leading through to a generous utility room with WC. The heart of the home is a stunning open-plan kitchen and dining space, designed for modern living and entertaining. Completing the ground floor is a comfortable lounge overlooking the rear garden, creating a wonderful connection to the outdoor space.

To the first floor are two well-proportioned bedrooms and a stylish family bathroom.

Externally, a paved terrace accessed directly from the living room provides the perfect spot for outdoor dining, with the extensive lawned garden beyond offering both privacy and space rarely found at this level.

A rare opportunity to acquire a beautifully finished home in a quiet and highly sought-after part of Bowdon, early viewing is highly recommended.

Ground Floor
62.3 sq.m. (671 sq.ft.) approx.



1st Floor
33.5 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA : 95.8 sq.m. (1031 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.

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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	
		73	80

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