



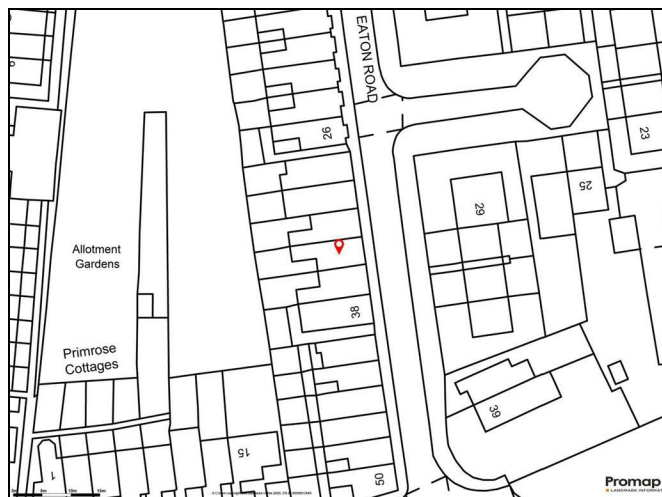
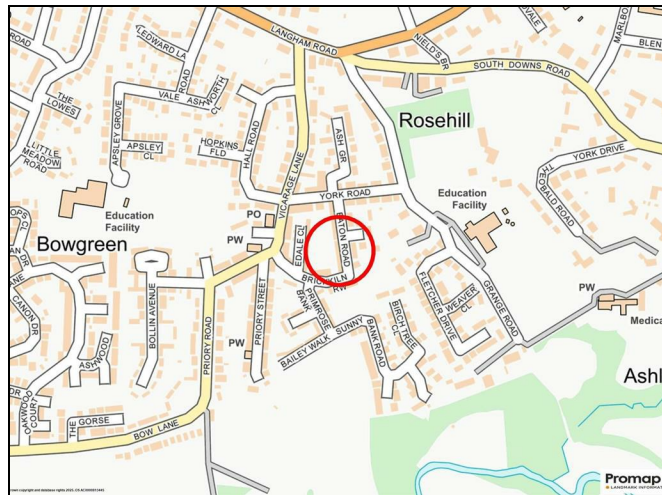
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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.



INDEPENDENT ESTATE AGENTS

34 Eaton Road Bowdon, Altrincham, WA14 3EH



A WELL PRESENTED PERIOD MID TERRACED PROPERTY ARRANGED OVER THREE FLOORS, WITH COURTYARD GARDEN, IN POPULAR NEIGHBOURHOOD, WALKING DISTANCE TO LOCAL SCHOOLS, SHOPS AND BOLLIN WA KS. 1130 SQFT

Hall. Living and Dining Room. Kitchen. Two Double Bedrooms. Shower Room. Cellar. West facing Courtyard Garden. No Chain!

£350,000

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in detail



A well- presented period mid Terrace property located in this popular neighbourhood, walking distance to local shops, schools, Bollin valley walks and close to Altrincham and Hale Town Centres.

The property is arranged over Three Floors, with the accommodation extending to some 1130 square feet, providing a Hall, Living and Dining Room and Kitchen to the Ground Floor, and Two Double Bedrooms served by a Shower Room to the First Floor.



Externally, there is on road parking and to the rear, a delightful Courtyard Garden, enjoying a West facing aspect.

Comprising;

Recessed Porch. Entrance Hall with door providing access to the Ground Floor Living Accommodation. Dado rail surround. Coved ceiling.

Open Plan Living and Dining Room. To the Dining Area there is a reproduction sash window to the front elevation. To the chimney breast there is a remote control, cast iron gas living flame coal effect fire, which is inset in an authentic, Victorian fireplace, with added, fire-safety, slate hearth. Dado rail surround. Coved ceiling. Built in bespoke, solid-beech wood bookshelves of varying depths to allow for different sized book and ornaments or photos as desired within 'box' like divisions to aid anaesthetic effect. These are on either side of the chimney breast recess.

To the Living Area there is an attractive cast iron fireplace feature. Built in bookcases to either side of the chimney breast recess. Reproduction sash window enjoying views over the delightful courtyard garden to the rear. Dado rail surround. Coved ceiling.

Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a traditional, porcelain sink and matching drainer unit with mixer tap over and tiled splashback. Integrated appliances include an oven, four ring gas hob with extractor fan over, fridge, freezer and there is a Miele a washing machine. Windows to the side and rear elevations with views over the gardens and a stable-style, half of which can be opened if desired. The kitchen door provides access to the patio style garden. Wall mounted gas central heating boiler. Slate-Tiled floor.

To the Lower Ground Floor are the Cellars, which feature plasterboarded walls and ceilings, with works having been undertaken by Timberwise. Although Building Regulations are not in place, this area provides a highly versatile space, ideal as a work from home office with fitted desk, shelving and storage, and also offering potential for use as a utility area.

To the First Floor Landing there is access to Two Double Bedrooms and a Bathroom. Dado rail surround. Loft access point with part boarded loft.



Bedroom One with window and secondary glazing to the front elevation. To the chimney breast there is an attractive, original, cast iron fireplace feature. Dado rail surround. Built in wardrobes and display shelving providing excellent hanging and storage space. Coved ceiling.

Bedroom Two with reproduction sash, double-glazed window to the rear elevation. To the chimney breast there is a similar the main bedroom, authentic, original, attractive cast iron fireplace feature. Built in floor to ceiling wardrobes providing excellent storage. Stripped and stained floorboards.



Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed screen, an antique, wash and basin and standard WC. Built in storage cupboards. Opaque window to the rear elevation. Tiling to the walls.

Externally, there is on street Parking. The Gardens to the area are a particular feature for this house size and style, paved in their entirety with well stocked borders with a variety of plants, shrubs and an apple tree. The Gardens enjoy a view over the allotments and the gardens are West facing, therefore enjoy a sunny aspect.

There is a gate for right of way access.

This property is offered for sale with no chain.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1130 Sq. Feet
= 105.0 Sq. Metres

