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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

WATERSONS

INDEPENDENT ESTATE AGENTS

1 Church View Vicarage Lane

Bowdon, Altrincham, WA14 3BJ





£550,000

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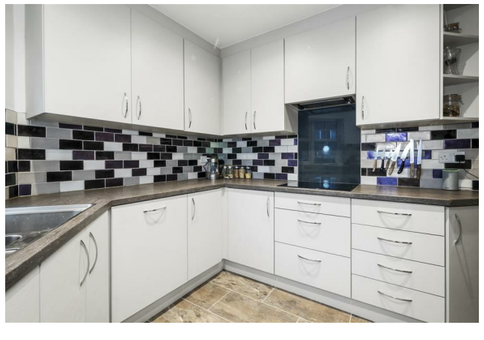












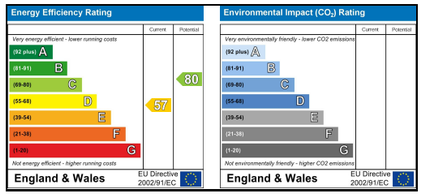

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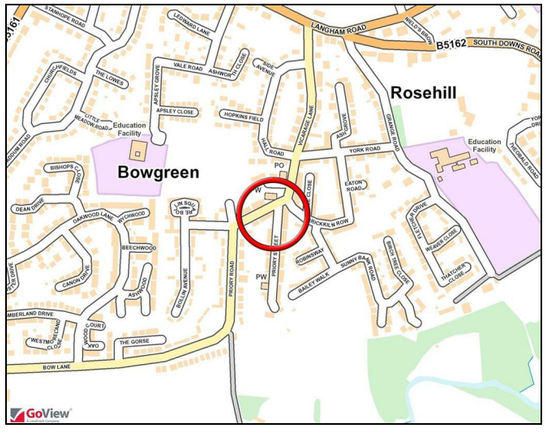
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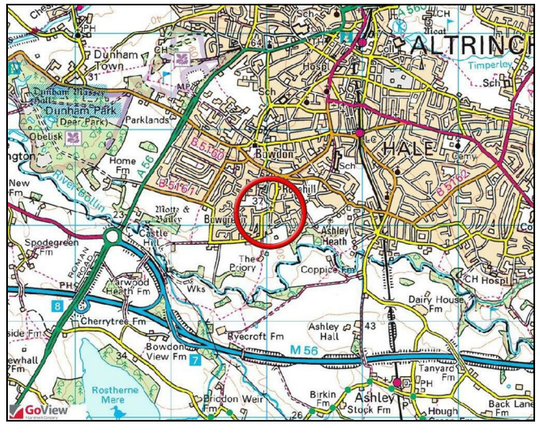
energy efficiency

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 fact 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

A BEAUTIFULLY PRESENTED AND RECENTLY UPDATED, SUPERBLY SIZED END TERRACE WITH CONVERTED CELLARS, IDEALLY LOCATED FOR BOWDON CHURCH AND THE BOLLIN SCHOOLS. 1733sqft.

Porch. Hall. Lounge. Dining Room. Kitchen. Gym/Home Study. Utility. Four Double Bedrooms. Two Bath/Shower Rooms. Gardens



in detail

A most individual, updated and improved Victorian property 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. In addition, the property is within reasonable walking distance of Hale Village and Altrincham Town Centre.

The stunning property is beautifully presented having been completely redecorated throughout and benefits from a recently refitted kitchen with integrated appliances, updated, modernised windows and provides extensive and versatile accommodation which is ready to move into with the minimum of fuss.

The property is arranged over Three Floors extending to some 1733 square feet, including a useful Loft space, comprising of Two Reception Rooms and a Kitchen to the Ground Floor and Three Bedrooms served by a Family Bathroom to the First Floor.

To the Lower Ground Floor there are Converted Cellars providing valuable additional living space including a Home Gym, Fourth Bedroom, Shower Room, Utility Room and excellent storage space.

Externally, the property is approached via an entrance on Priory Street where there is a Courtyard Garden to the front which has been paved for ease of maintenance and wraps around the front and side of the house with stocked borders and ledged brick wall enclosure.

Comprising:

Enclosed Porch which has been recently installed with windows and doors to the front elevation. Tiled floor. A glazed and panelled door leads to the Entrance Hall with two sets of double doors leading to the Ground Floor accommodation. Door providing access to the Lower Ground Floor. Wood flooring that continues into the Lounge and Dining Room.

Lounge. A superb Double Reception room with windows to the front and side elevations. There is a multi fuel, cast iron stove and decorative radiator covers. Custom built cabinets to either side of the chimney breast recess.

Dining Room with bow window to the front elevation. A door provides access to the staircase First Floor with a further door to the Kitchen. Custom built cabinets.

The Kitchen is fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel double oven/microwave oven, four ring induction hob with extractor fan over, integrated fridge, freezer and dishwasher. Windows overlook the front of the property and the Courtyard Garden.

To the Lower Ground Floor there is access to additional living accommodation comprising of:

Gym or Home Study with uPVC frame window to the side elevation. There are built in cupboards and shelving.

Inner Hallway with a door providing access to the gardens.

Utility with base unit with worktop and sink. Chrome finish LED lighting.

Walk in Store with wall mounted gas central heating boiler.

Bedroom Four with uPVC frame window to the front elevation. Chrome finish LED lighting.

Lower Ground Floor Shower Room fitted with a modern white suite with chrome fittings, providing an enclosed shower cubicle with bi-folding doors and thermostatic shower, wash hand basin and WC. Chrome finish heated towel rail. Chrome finish LED lighting. Tiling to the walls and floor.

To the First Floor Landing there is access to Three Double Bedrooms and a Family Bathroom.

Bedroom One with windows to the front and side elevations. Stripped and stained floorboards. Cast iron fireplace.

Bedroom Two with window to the outside elevation.

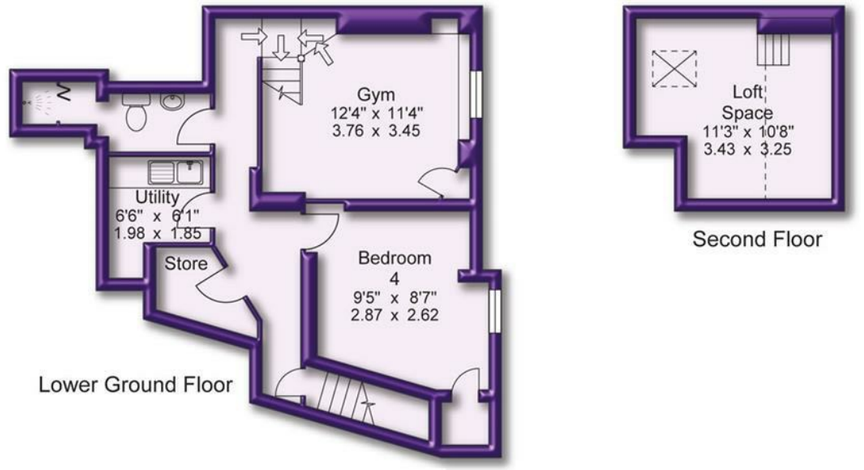
A pull down ladder leads to a Loft space which provides excellent additional storage. Inset Velux skylight window.

Bedroom Three with window to the front elevation.

The Bedrooms are served by the Family Bathroom fitted with a white suite with chrome fittings, comprising of a double ended bath with thermostatic shower over, wash hand basin and WC. Tiling to some walls. Window to the front elevation.

A stunning home, ready to move into with the minimum of fuss.

- Freehold
- Council Tax Band E



Approx Gross Floor Area = 1733 Sq. Feet
= 161.0 Sq. Metres

