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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

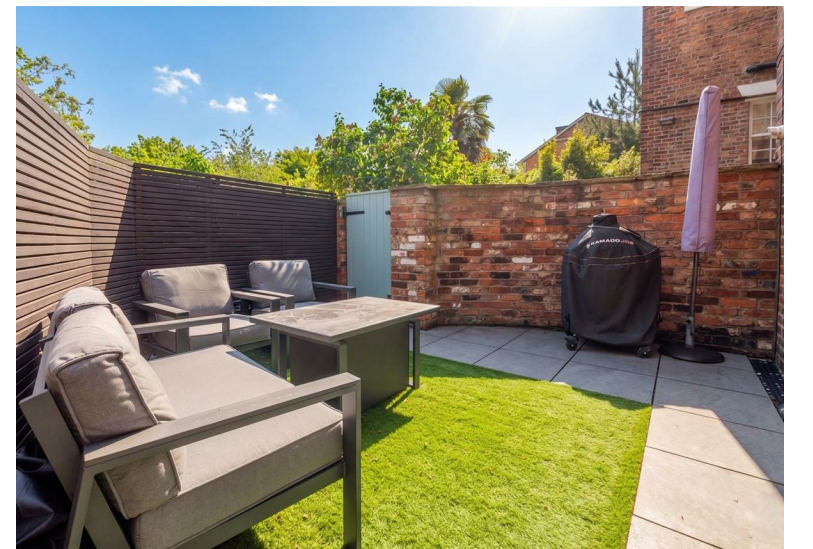
INDEPENDENT ESTATE AGENTS

# 33 Langham Road

Bowdon, Altrincham, WA14 3NR



£695,000





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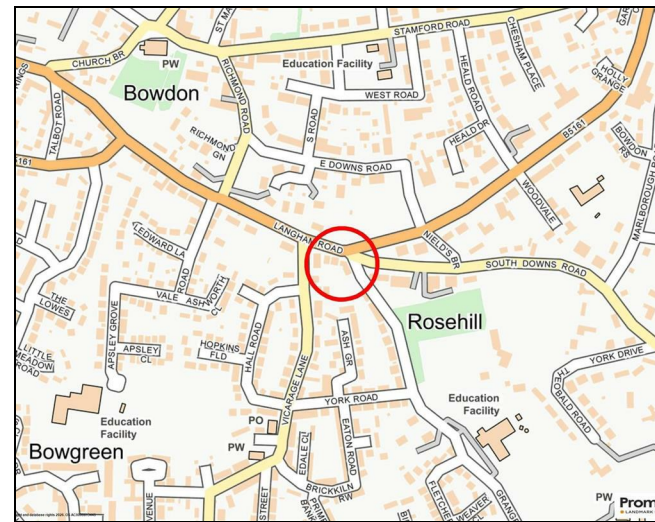
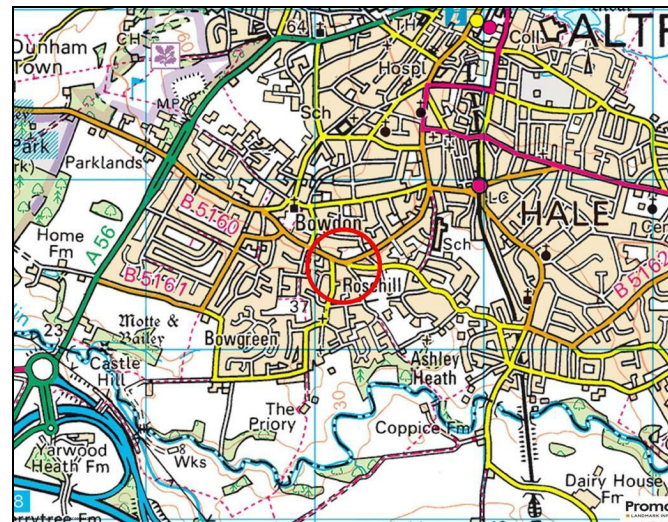
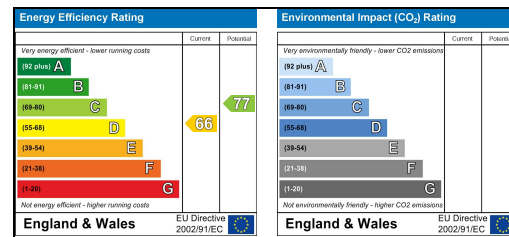


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## energy efficiency

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



# overview

AN ATTRACTIVE VICTORIAN SEMI DETACHED HOME WITH PARKING, OFFERING STYLISH AND VERSATILE ACCOMMODATION ARRANGED OVER FOUR FLOORS IDEALLY LOCATED WITHIN WALKING DISTANCE OF HALE VILLAGE AND CLOSE TO BOLLIN VALLEY WALKS AND LOCAL CONVENIENCE SHOPS. 1747 SQFT.

Hall. Lounge. Reception Room/Study. 475sqft Live In Dining Kitchen. Utility/WC. Three Double Bedrooms. Two Bath/Shower Rooms. Driveway. South facing Courtyard 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 attractive, bay fronted Victorian Semi Detached property with extensive and versatile accommodation arranged over Four Floors extending to approximately 1747 square feet.

The property offers Two good sized Reception Rooms to the Ground Floor, in addition to a fantastic 475 square foot Lower Ground Floor Open Plan Live In Dining Kitchen, and has Three Double Bedrooms over the Two Upper Floors served by Two Bath/Shower Rooms.

The property is located within reasonable walking distance of Hale Village, close to Bollin valley walks and local convenience shops has the undoubted bonus of Off Street Parking to the front with a Courtyard Garden to the rear.

With excellent specification Kitchen and Bathroom fittings, this property is ready to move into with the minimum of fuss.

Comprising:

Hall with doors to the Ground Floor accommodation. Wood flooring. Staircase to the First Floor and with much natural light via a window to the rear. A further door leads to a staircase leading to the Lower Ground Floor accommodation.

Lounge with a wide bay window to the front.

Reception Room/Study with a window enjoying a far reaching aspect to the rear and fitted with a range of custom built cabinets.

475 square foot Lower Ground Floor Live In Dining Kitchen. This fantastic room is very much the heart of the property, with French doors and windows giving access to and enjoying an aspect of the rear Walled Courtyard Garden and having extensive LED lighting and Amtico Herringbone design flooring throughout. There is ample space for a Living and Dining Area.

The Kitchen Area is fitted with a range of shaker style units with Quartz worktops over and integrated appliances to include double ovens, combination microwave oven, gas hob with extractor fan and dishwasher. There is a further window to a light well to the front.

Lower Ground Floor Utility and WC with housing for a washer dryer and a WC and wash hand basin. LED lighting. Amtico Herringbone design flooring.

First Floor Landing with a window enjoying a far reaching view to the rear and having a door to a further staircase to the Second Floor.

Bedroom One with window to the front and extensive custom built wardrobes.

Bedroom Two with a window enjoying a far reaching aspect to the rear. There are fitted wardrobes with sliding doors.

This Bedroom is served by a well appointed En Suite Shower Room with a white suite with chrome fittings, providing; an enclosed shower cubicle, wall hung wash hand basin and WC. Extensive tiling to the walls and floor. LED lighting and window to the side.

Second Floor Bedroom Three with two double glazed Velux skylight windows inset into the sloping ceiling in addition to a gable end window and having LED lighting to the ceiling. There are extensive fitted wardrobes with sliding doors.

The Bedrooms are further served by the Family Bathroom, superbly styled with a Victorian design suite in white with chrome fittings, providing a bath, vanity unit wash hand basin and WC. Amtico Herringbone design flooring and tiling to the walls. LED lighting. Window to the front.

Externally, the front of the property has been gravelled and paved to provide Off Street Parking, whilst to the rear of the property there is a good sized Walled Courtyard Garden which is stone paved and accessed via the French doors from the Lower Ground Floor Live In Dining Kitchen, which is at Garden level. The Garden enjoys a directly South facing and therefore sunny aspect, and is perfect for the purchaser looking for a Garden that requires minimum maintenance and maximum sun.

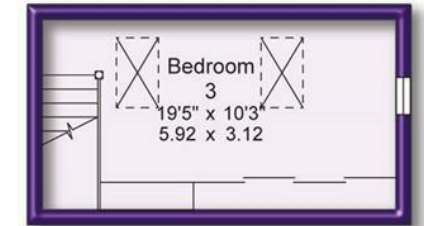
Gas central heating. UPVC double glazing.

This property is ready to move into with the minimum of fuss.

### AGENTS NOTE:

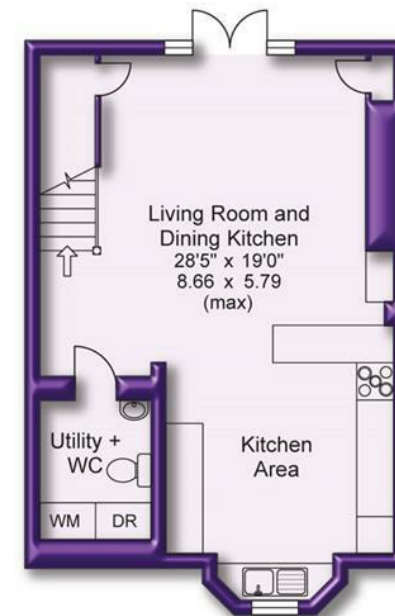
The property was originally constructed as a 4 storey property that included living and staff accommodation to both the second floor and lower ground floor so no building regulations approval was ever needed for use of these spaces as living accommodation. However, building regulations approval was provided for the internal structural alterations to the Lower Ground Floor when the property was renovated in 2010.

- Freehold
- Council Tax Band E

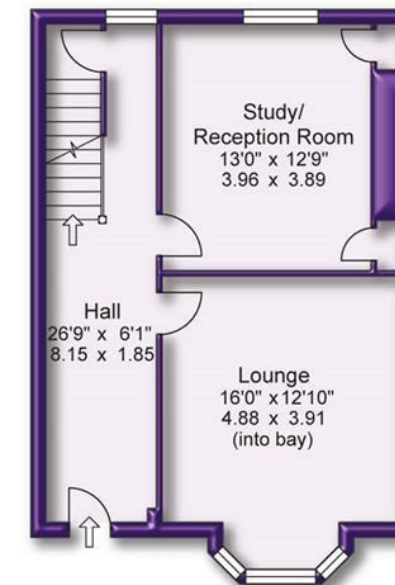


Second Floor

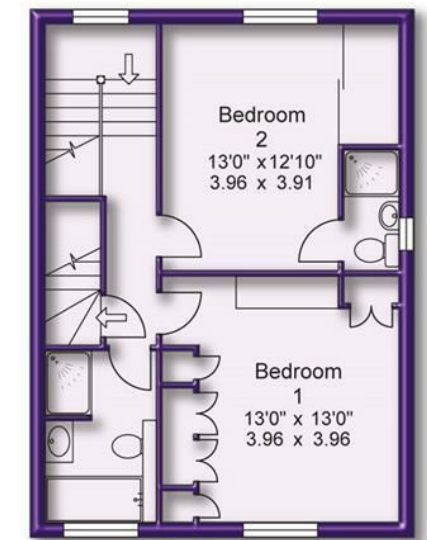
Approx Gross Floor Area = 1747 Sq. Feet  
= 162.3 Sq. Metres



Lower Ground Floor



Ground Floor



First Floor