



Bowhill House, Main Road, Betley, Cheshire, CW3 9AB

£190,000

RECENTLY REFURBISHED DUPLEX APARTMENT, MUCH SOUGHT AFTER VILLAGE LOCATION.

This recently refurbished duplex apartment is situated within a very well appointed Grade II listed former Georgian farmhouse which has been converted into four residential apartments. This impressive property occupies a prime position within the much sought after Betley village. Betley is a very well regarded village in North Staffordshire close to the Cheshire border, midway between and within easy reach of the market towns, Nantwich and Newcastle-under-Lyme. The property also offers excellent access to commuter and transport networks with Crewe Train Station only seven miles away and Junction 16 of the M6 a similar distance. No upward chain, viewings are strongly recommended.



Property Description

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KITCHEN

10' 2" x 8' 8" (3.1m x 2.64m) Newly fitted with a modern range of base and wall units. Work surfaces incorporating inset stainless steel sink and single drainer unit with mixer tap. Built in electric oven, hob and extractor fan, plumbing for a washing machine, inset ceiling spotlights and window to the rear elevation.

LIVING ROOM / DINING ROOM

18' 3" x 12' 6" (5.56m x 3.81m) Feature exposed beam to ceiling, inset ceiling spotlights, radiator, television point and sash window to the front elevation.

LANDING

Staircase leading down to bedroom and shower room.

HALLWAY

Radiator, under stairs storage cupboard and doors leading to bedroom and shower room.

BEDROOM

12' 1" x 11' 7" (3.68m x 3.53m) Built in wardrobe with shelving and sliding doors, walk in storage cupboard, radiator, inset ceiling spotlights and window to the front elevation.

SHOWER ROOM

8' 5" x 6' 11" (2.57m x 2.11m) Newly fitted with a modern three piece suite comprising, walk-in shower cubicle with rainfall mixer shower, vanity wash hand basin and low level w/c. Heated towel rail, wall mounted mirror cabinet with lighting, extractor fan, inset ceiling spotlights, tiled floor and part tiled walls.

EXTERIOR

Allocated parking space to the front of the property.

AGENTS NOTES

This is a leasehold property, we have been advised by the vendor that the lease is 150 years from 2026 and the service charge is £1140 per annum. We advise all interested parties to confirm the above with their solicitor.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal

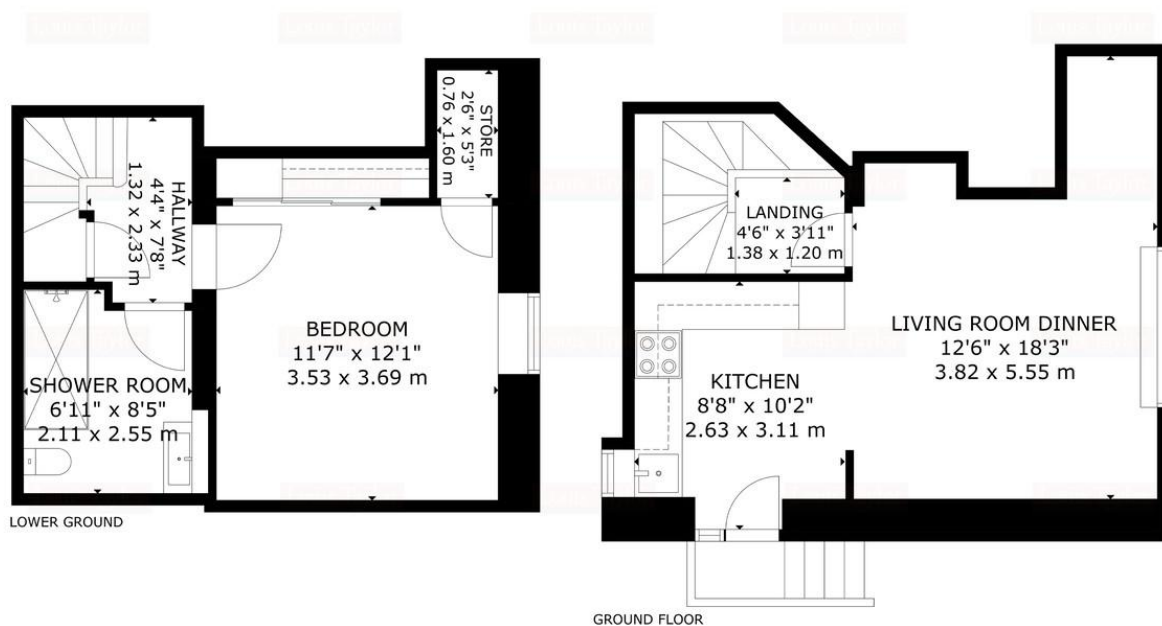
Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31





Louis Taylor

GROSS INTERNAL AREA
 TOTAL: 57 m²/617 sq ft
 BASEMENT: 27 m²/293 sq ft GROUND FLOOR: 30 m²/324 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

360
 PICTURE UK

Tenure

Leasehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

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01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements