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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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
			67	73			

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

9 Fletcher Drive Bowdon, Altrincham, WA14 3FZ



A WELL PROPORTIONED DETACHED FAMILY HOME OCCUPYING A GOOD CORNER PLOT, IDEALLY POSITIONED FOR EXCELLENT LOCAL SCHOOLS, AMENITIES AND BOLLIN VALLEY WALKS. 1821 SQFT

HALL. LOUNGE. DINING ROOM. CONSERVATORY. HOME STUDY. BREAKFAST KITCHEN. UTILITY. WC. FOUR BEDROOMS. TWO BATH/SHOWER ROOMS. DRIVEWAY. DOUBLE GARAGE. CORNER PLOT GARDENS. NO CHAIN!

Offers Over £875,000

in detail



An excellent Detached family home positioned on this popular Redrow Development ideally situated with both The Bollin and Bowdon Church Primary Schools on the doorstep with local convenience shops nearby and Bollin Valley walks literally at the end of the road.

The property offers good family accommodation arranged over Two Floors extending to approximately 1800 square feet but also offers potential to extend further to create a substantial family home as evidence by some of the surrounding properties.

The property enjoys a corner Garden plot with Garden areas to the front, side and rear.

The property provides Two Reception Rooms, plus a Conservatory, Study, Breakfast Kitchen, Utility Room and WC to the Ground Floor, whilst to the First Floor are Four Bedrooms, served by Two Bath/Showers including a spacious Principal Bedroom with extensive built in furniture.

Offered for sale with no chain, the property could be moved into with a minimum of fuss.

Comprising:

Entrance door to Hall with staircase to the First Floor and wood finish flooring. Well-appointed Ground Floor WC with white suite.

Lounge with wide window to the front and period style fireplace surround with inset, cast iron living flame fire.

Dining Room with wood finish flooring and French doors leading into the Conservatory with windows and French doors enjoying aspects and giving access to the gardens. Vaulted glazed roof.

Home Study overlooking the rear Garden.

Breakfast Kitchen with garden aspect and fitted with a range of white laminate fronted units with integrated double oven, hob, extractor fan, fridge freezer and dishwasher.

Door through to the fitted Utility Room housing the central heating boiler and space for washing machine and dryer. Door leads to outside.

First Floor Landing leading to the Bedrooms.

Principal Bedroom One with a wide window to the front. Extensive built in furniture and served by the refitted En Suite Bathroom with shower over the bath.

Bedroom Two. A Double Bedroom overlooking the front.

Bedroom Three. A Double Bedroom overlooking the rear.

Bedroom Four. A Single Bedroom overlooking the rear.

The Bedrooms are further served by the Family Bathroom with matching suite to the En Suite.

Externally, a block paved Driveway provides off street Parking and leads to the Integral Double Garage.

There is a lawned Garden frontage which returns down the side of the house with mature hedging bordering the rear Garden. This is laid principally to lawn with patio to the far end of the Garden to maximise moving with the sun throughout the day and enclosed with maturely stocked borders and trees within this and neighbouring properties providing good privacy and attractive outlook.



Approx Gross Floor Area = 1821 Sq. Feet
= 169.2 Sq. Metres

