



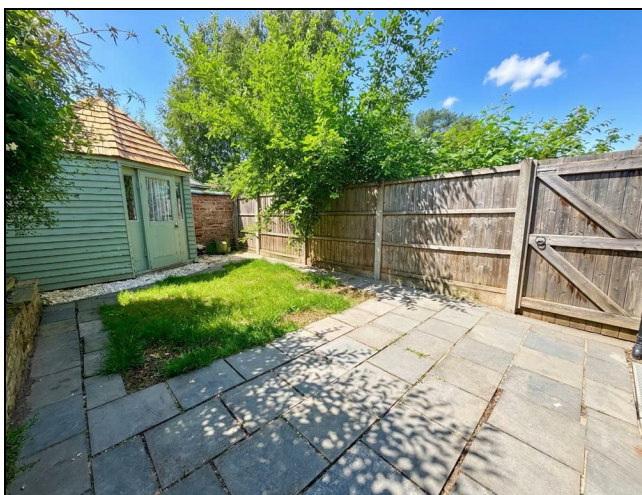
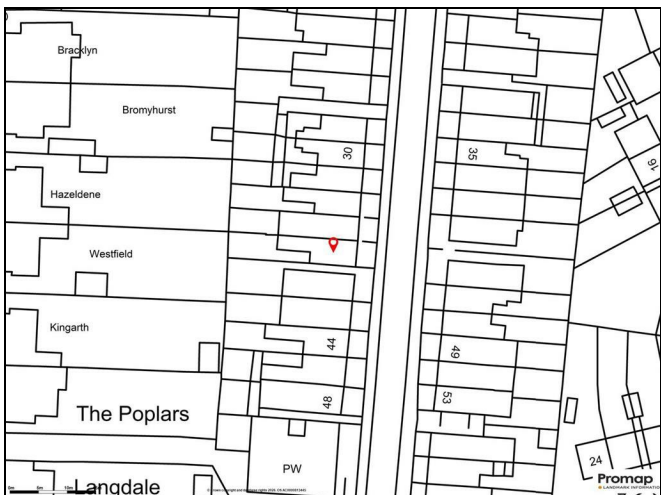
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net



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

38 Priory Street
Bowdon, Altrincham, WA14 3BQ



A SUPERBLY PROPORTIONED PERIOD END TERRACE PROPERTY ARRANGED OVER THREE FLOORS WITH WEST FACING GARDEN, IDEAL FOR THE BOLLIN AND BOWDON CHURCH SCHOOLS. 1133 SQFT

Lounge. Dining Room. Breakfast Kitchen. Three Double Bedrooms. Three Bath/Shower Rooms. Driveway. West facing Garden. No Chain

Offers Over - £400,000

in detail



A superbly proportioned Period End Terrace property in this popular area, within walking distance of The Bollin and Bowdon Church Primary Schools and with local convenience shops on the doorstep, in addition to Bollin Valley walks and close to both Hale and Altrincham Centres.

The property is arranged over Three Floors with the accommodation extending to some 1133 square feet, providing a Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and there are Three Double Bedrooms, each with an En Suite Bath/Shower Rooms over



Externally, there is a paved Driveway providing off road Parking and a West facing Garden with lawn and patio areas.

This property is offered for sale with no chain.

Comprising:
Lounge with panelled window to the front elevation. Fireplace feature to the chimney breast and built in display shelving to the recesses.

Inner Hall with staircase rising to the First Floor.

Dining Room with double glazed window to the rear overlooking a Courtyard and Garden beyond. Access to useful understairs storage.

Breakfast Kitchen fitted with an extensive range of white high gloss base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. There is ample space for kitchen appliances. Built in breakfast bar. Windows to the side and rear elevations. A door provides access to the same. Tiled Floor.

To the First Floor Landing, there is access to Two Double Bedrooms, both enjoying En Suite Bath/Shower Rooms.

Bedroom One with window to the rear elevation enjoying views over the Gardens.

En Suite Bathroom fitted with a modern white suite and chrome fittings, providing a bath, separate enclosed shower cubicle with electric shower and glazed sliding doors, wash hand basin and WC. Tiling to the walls and floor. Chrome finish heated towel rail. Opaque window to the rear elevation.

Bedroom Two with panelled window to the front elevation. Built in bookshelf to one side of the chimney breast recess.

En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin and WC. Tiling to the walls and floor.

A staircase rises to the Second Floor. Access to extensive roof void storage.

Bedroom Three with window to the rear elevation enjoying views over the Gardens to the rear. Built in shelving. Access to useful storage.



En Suite Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin and WC. Tiling to the walls and floor. Inset Velux window. Chrome finish heated towel rail.

Externally, there is a paved Driveway providing off road Parking and to the rear there is a paved Courtyard, accessed via the door from the Breakfast Kitchen. Beyond, there are lawned and patio areas and the Garden is enclosed within brick walling and timber fencing.



Detached Summer House.

The Garden is West facing there for enjoys the afternoon and early evening sun.

This property is offered for sale with no chain.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1133 Sq. Feet
(Including Roof Void Storage) = 105.3 Sq. Metres

Approx Gross Floor Area = 1087 Sq. Feet
(Excluding Roof Void Storage) = 101.0 Sq. Metres

