IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

# 25 YORK ROAD | BOWDON

## OFFERS OVER £500,000

A deceptively spacious late Victorian terraced house retaining much of the original character with commanding views in the direction of St Marys Church and positioned in a highly sought after location. The superbly presented accommodation briefly comprises recessed porch, entrance hall, sitting room with feature fireplace, open plan dining kitchen with integrated appliances, lower ground floor utility room, WC and double bedroom/cinema room, two first floor double bedrooms, study/dressing room and bathroom/WC, second floor primary bedroom with Juliet balcony and en suite shower room/WC. Gas fired central heating and partial PVCu double glazing. Decked rear courtyard.

## POSTCODE: WA14 3EF

## DESCRIPTION

Constructed in the latter part of the Victorian era York Road and the surrounding area forms part of a highly favoured locality containing mainly terraced houses with attractive traditional bay fronted elevations. Typical of the period the interior is enhanced by tall ceilings, cast iron fireplaces and sash windows all of which combines to create a superb family home of generous size.

The location is sought after being within the catchment area of highly regarded primary and secondary schools including The Bollin Primary School and Bowdon Church of England School and local shops can be found within easy reach on Vicarage Lane. The property is also well placed for the surrounding network of motorways, the Metrolink Station at Altrincham Interchange and the train station in Hale village.

The superbly presented interior is approached beyond a recessed porch and entrance hall with oak flooring which continues seamlessly into each of the reception rooms. Positioned at front there is an elegant sitting room with angular sash bay window and the focal point of a cast iron fireplace with decorative tiled insert and polished granite hearth. Towards the rear a formal dining room opens onto the refitted kitchen with Shaker style units complemented by quartz work-surfaces and a full range of Bosch integrated appliances.

The lower ground floor has been redesigned to create an excellent utility room with the same standard of fittings as the kitchen alongside a separate WC. In addition, a well proportioned double bedroom is currently used as a cinema room and provides adaptable living space suitable for a variety of uses.

At first floor level there is a full width double bedroom with bespoke fitted wardrobes and a further double bedroom, both of which feature cast iron fireplaces. The study may prove invaluable for those who choose to work from home, with potential to be used as a dressing room, and the adjoining bathroom/WC benefits from a modern white suite with chrome fittings.

To the second floor an exceptional primary suite comprises spacious double bedroom with built-in furniture and shower room/WC. Furthermore, French windows to a Juliet balcony with wrought iron balustrade provide commanding views in the direction of St Marys Church.

Gas fired central heating has been installed together with partial PVCu double glazing.

Externally to the rear and accessed from the kitchen a delightful partially walled and decked courtyard garden is ideal for entertaining during the summer months.

## ACCOMMODATION

### GROUND FLOOR

### RECESSED PORCH
Opaque glazed/panelled hardwood front door with transom light above.

### ENTRANCE HALL
Staircase to the first floor. Oak flooring. Ceiling rose. Radiator.

### SITTING ROOM
13'7" x 10'10" (4.14m x 3.30m)
Cast iron fireplace with decorative tiled insert and polished granite hearth flanked by wall light points to both sides. Timber framed sash bay window to the front. Oak flooring. Recessed LED lighting. Picture rail. Radiator.

### DINING ROOM
14'5" x 12'1" (4.39m x 3.68m)
Recessed display area within the chimney breast alcove. PVCu double glazed window to the rear. Recessed LED lighting. Picture rail. Radiator. Opening to:

### KITCHEN
13'10" x 8'2" (4.22m x 2.49m)
Fitted with a range of Shaker style wall and base units beneath quartz work-surfaces/up-stands and undermount ceramic sink with mixer tap. Integrated Bosch appliances include an electric fan oven/grill, microwave oven, four ring gas hob with cooker hood above, fridge/freezer and dishwasher. Concealed wall mounted gas central heating boiler. Opaque glazed/panelled hardwood door to the side. PVCu double glazed windows to the side and rear. Large format tiled floor. Chrome vertical radiator.

### LOWER GROUND FLOOR

### UTILITY ROOM
13'11" x 11'9" (4.24m x 3.58m)
With the continuation of the kitchen units and work-surfaces. Ceramic Belfast sink with mixer tap and tiled splash-back. Recess for an automatic washing machine. Built-in cloaks closet. Wood effect herringbone flooring. Opaque PVCu double glazed window to the rear. Recessed LED lighting. Extractor fan. Radiator.

## WC
White/chrome wall mounted wash basin with mixer tap and low-level WC. Built-in cupboard with shelving. Recessed LED lighting. Extractor fan. Radiator.

## BEDROOM FOUR/CINEMA ROOM
14'5" x 13'4" (4.39m x 4.06m)
Three built-in storage cupboards with shelving. Shelving to the chimney breast alcove. PVCu double glazed window to the front. Recessed LED lighting. Radiator.

## FIRST FLOOR

## LANDING
Turned spindle balustrade.

## BEDROOM TWO
14'8" x 11'6" (4.47m x 3.51m)
Fitted wardrobes containing hanging rails, shelving and drawers to both sides of a cast iron fireplace. Two timber framed sash windows to the front. Recessed low-voltage lighting. Radiator.

## BEDROOM THREE
12'4" x 8'11" (3.76m x 2.72m)
Currently used as an office. Cast iron fireplace. Timber framed sash window to the rear. Radiator.

## STUDY/DRESSING ROOM
8'2" x 7'11" (2.49m x 2.41m)
Currently used as a dressing room. Timber framed window to the side. Radiator.

## BATHROOM/WC
8'2" x 5'7" (2.49m x 1.70m)
Fully tiled and fitted with a modern white/chrome P-shaped bath with thermostatic shower and screen above, vanity wash basin with mixer tap and low-level WC. Opaque timber framed window to the rear. Shaver point. Extractor fan. Chrome heated towel rail.

## SECOND FLOOR

## BEDROOM ONE
16'5" x 13'2" (5.00m x 4.01m)
Fitted wardrobe containing hanging rails and shelving. Matching built-in cupboards. Eaves storage. PVCu double glazed French windows set within matching side-screens to the Juliet balcony with wrought iron balustrade. Natural wood flooring. Wall light point. Period style radiator.

## EN SUITE SHOWER ROOM/WC
White/chrome wall mounted wash basin with mixer tap and WC with concealed cistern. Tiled enclosure with electric shower. natural wood flooring. Recessed low-voltage lighting. Extractor fan. Heated towel rail.

## OUTSIDE
Courtyard gardens to the front and rear.

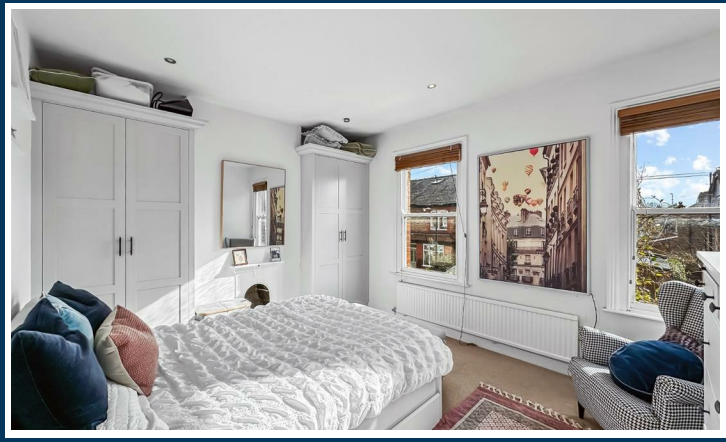
## SERVICES
All mains services are connected.

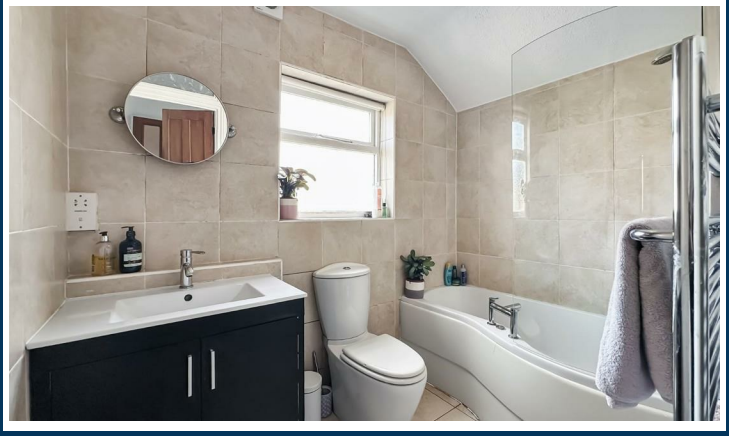
## POSSESSION
Vacant possession upon completion.

## TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX
Band D.

## NOTE
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.





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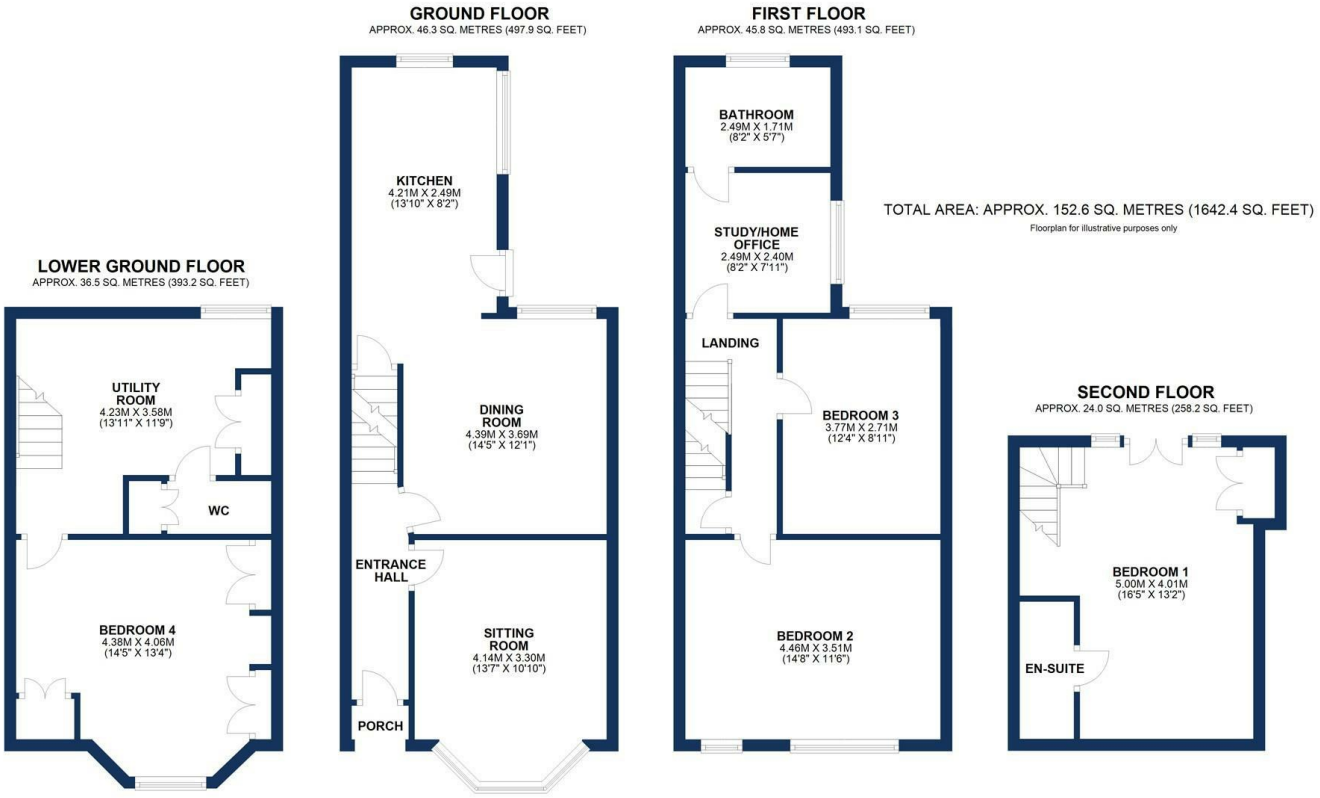


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