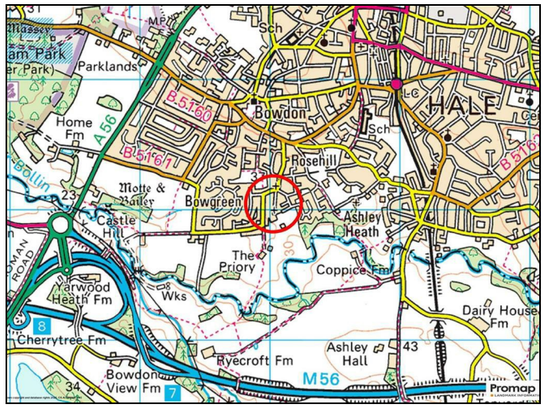
NAEA
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The Property Ombudsman

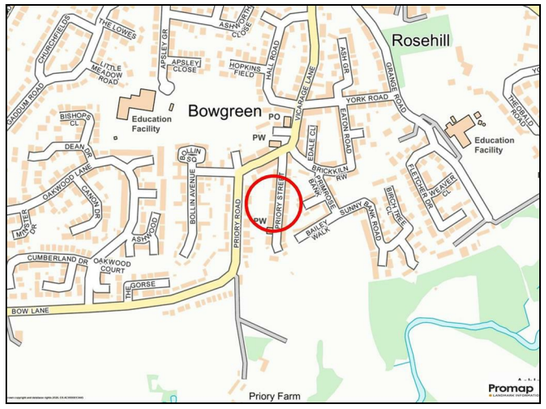
HALE OFFICE:
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location

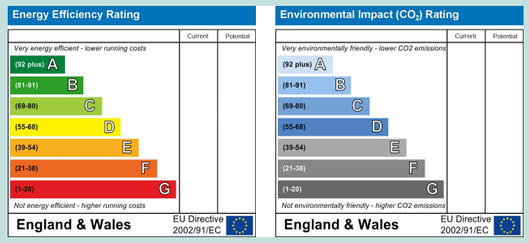






energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)



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.

WATERSONS
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28 Priory Street

Bowdon, Altrincham, WA14 3BQ



A BEAUTIFULLY APPOINTED AND COMPREHENSIVELY UPDATED VICTORIAN END TERRACE PROPERTY IN A POPULAR LOCATION WITH OFF STREET PARKING AND A DELIGHTFUL REAR GARDEN. 1152SQFT

Lounge. Inner Hall. Open Plan Living In Dining Kitchen. Three Bedrooms. Two Bath/Shower Rooms. Parking. Garden. No Chain.

£525,000

www.watersons.net

in detail





A beautifully appointed, comprehensively updated, improved and extended Victorian End Terrace property in this exceptionally desirable location within walking distance of The Bollin and Bowdon Church Schools and with local convenience shops and Bollin Valley walks on the doorstep.

The property has been designed with modern family living in mind providing a Lounge in addition to a fabulous Open Plan Living Dining Kitchen to the Ground Floor and Three Double Bedrooms over the Two Upper Floors served by Two well appointed Bath/Shower Rooms, one being En Suite to the Top Floor Principal Bedroom.







The internal specification is excellent with modern wood flooring throughout the Ground Floor, high gloss finish units with wood worktops within the Kitchen Area, with a range of integrated appliances and extensive LED lighting.

Externally, off street Parking has been provided to the front, whilst to the rear there is a delightful Garden providing patio, lawn and timber decked sitting areas.

Comprising:

Entrance door with fanlight window.

Lounge with window to the front and an exposed brick fire place feature.

Inner Hall with under stairs storage cupboard and staircase to the First Floor.

350sqft Open Plan Living Dining Kitchen with French doors and windows giving access to and enjoying aspects of the Garden. Double glazed Velux skylight window. Exposed brick fireplace feature.

The Kitchen is fitted with a range of high gloss laminate fronted units with natural wood worktops over, arranged around an island unit incorporating a sink unit and breakfast bar. Integrated double oven, hob, extractor fan, fridge, freezer, dishwasher and plumbing for a washing machine.

First Floor Landing with a further staircase leading to the Second Floor and doors to the Bedrooms and Bathroom.

Bedroom One with a window to the front. Useful storage cupboard.

Bedroom Two enjoying an attractive outlook to the rear.

The Bedrooms are served by the Family Bathroom fitted with a white suite with chrome fittings, providing a double ended bath, vanity unit wash hand basin with vanity mirror above, double shower cubicle with thermostatic shower with drench shower head and wall hung WC. Tiling to the walls. Window to the rear. Chrome ladder radiator.





Second Floor Landing leading to Principal Bedroom Three with a window enjoying an attractive outlook to the rear and served by an En Suite Shower Room fitted with a white suite with chrome fittings, providing an enclosed shower cubicle with thermostatic shower and drench shower head, WC and wall hung wash hand basin. Tiling to the walls. Double glazed Velux skylight window.

Externally, the property has been block paved to provide off street Parking for One Vehicle.







The Garden to the rear has a stone paved patio area returning across the back of the house, accessed via the French doors from the Living Dining Kitchen. Beyond, the Garden is laid to lawn with a large raised timber decked sitting area to the far end of the Garden designed to maximise the afternoon and evening sun. Timber fence and brick wall enclosure.

A superbly appointed property offered for sale with no chain.

- Freehold
- Council Tax Band C



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