



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
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

9 Fletcher Drive

Bowdon, Altrincham, WA14 3FZ



£845,000

www.watersons.net

www.watersons.net





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

W

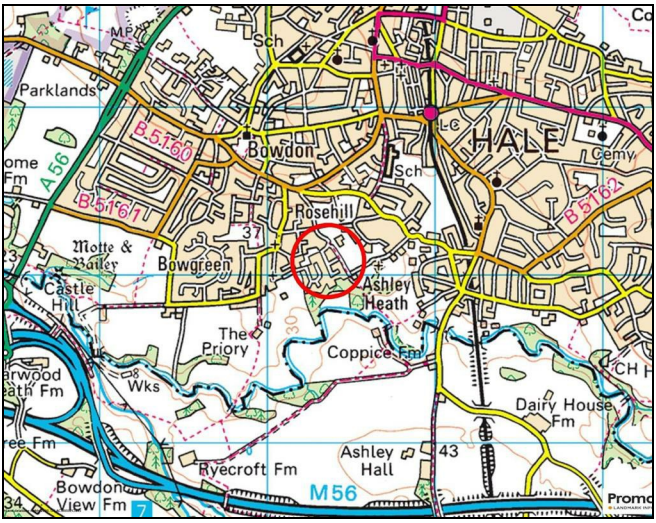
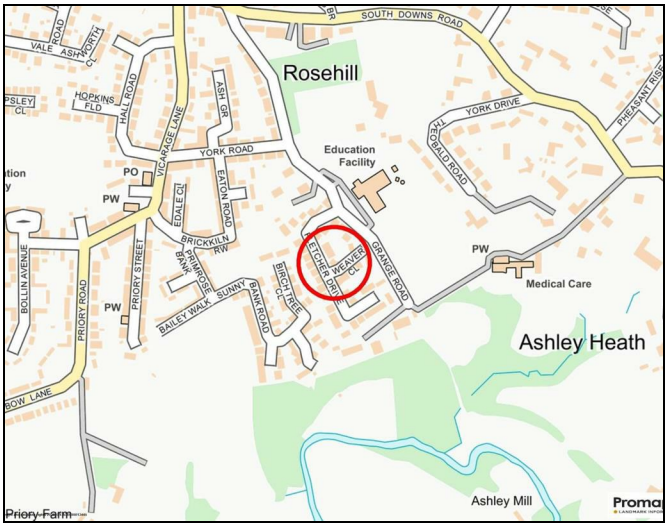
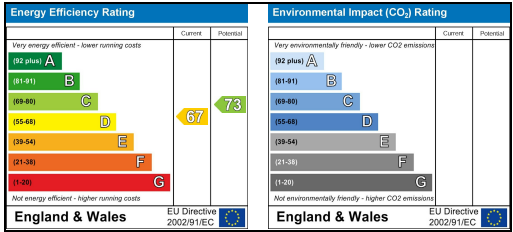
WATERSONS

INDEPENDENT ESTATE AGENTS



energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

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!



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

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/Shower Rooms 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.

An excellent family home ready to move into with added potential.

AGENTS NOTE:

The tile area of the land is highlighted in red on the site plan, which includes the grass verge area to the right hand side of the property.

- Freehold
- Council Tax Band F

