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INDEPENDENT ESTATE AGENTS

# location



# energy efficiency

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

68 77

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 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

# 22 Ash Grove

Bowdon, Altrincham, Cheshire, WA14 3EG



A WELL PRESENTED, UPDATED AND IMPROVED MODERN THREE STOREY TOWN HOUSE IN QUIET CUL-DE-SAC WALKING DISTANCE TO SCHOOLS AND SHOPS. 1539SQFT.

PORCH. HALL. WC. TWO RECEPTIONS. DINING KITCHEN. FOUR BEDROOMS. TWO BATHS/SHOWERS. PARKING. GARDEN.

£625,000

# in detail



A well presented, updated and improved modern three storey Town House built with attractive reclaimed Cheshire brick with diamond leaded windows and positioned towards the head of this quiet cul-de-sac conveniently located with the Bollin and Bowdon Church schools and local convenience shops literally on the doorstep.

The versatile accommodation is arranged over Three Floors extending to approximately 1539 sqft and provides Two large Reception Rooms in addition to the Dining Kitchen over the Ground and First Floor and has up to Four Bedrooms served by Two Bath/Shower Room, including an En Suite to the Principal Bedroom.

The property benefits from a modern Kitchen and Two recently upgraded Bath/Shower Rooms and literally is ready to move into with the minimum of fuss.

Comprising:

Enclosed Porch. Double doors lead to a Utility Area with space and plumbing for a washing machine and dryer.

Glazed Entrance door to the spacious Hall with spindle balustrade staircase rising to the First Floor. Access to under stairs Cloaks and storage cupboard.

Ground Floor WC fitted with a white Duravit suite with chrome fittings providing a WC and vanity unit wash hand basin. Tiling to the floor. Window to the side.

Family Room/Guest Bedroom with diamond leaded window to the front. LED lighting.

Superb Dining Kitchen fitted with a range of contemporary high gloss grey coloured base and eye level units with worktops over, inset into which is a one and half bowl sink and drainer unit with chrome mixer taps over. Quooker hot water tap. Integrated appliances include an oven, hob and extractor fan over, microwave oven and dishwasher. The units incorporate an Island unit. There is space for a freestanding fridge freezer. Wide patio doors overlook, give access to and enjoy an aspect to the rear.

First Floor Landing.

Lounge with floor to ceiling patio doors opening onto a Juliet balcony. Fireplace feature and built in cupboards and display shelving either side of the chimney breast recess.

Bedroom One with a diamond leaded window to the front. Tiled flooring.

Family Bathroom with a suite in white with chrome fittings, providing a bath with thermostatic shower over and drench shower head, vanity unit wash hand basin with toiletry cupboards below and WC. Window to the front. Chrome ladder radiator. Chrome finish LED lighting.

Second Floor Landing.

Bedroom Two is another Double bedroom to the rear with built in double wardrobe and airing cupboard.

Bedroom Three with a rear aspect. Built in wardrobes.

Principal Bedroom Four to the front elevation with built in triple wardrobes.

This Bedroom enjoys a stylish En Suite Shower Room providing a large corner shower cubicle with thermostatic shower and drench shower head, vanity unit wash hand basin with toiletry cupboards below and WC. LED lighting. Chrome finish heated towel rail. Window to the front.

Externally, the property is approached via a Driveway providing off road Parking.



Approx Gross Floor Area = 1539 Sq. Feet  
= 142.9 Sq. Metres

