



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



From Watersons Hale Office proceed along Ashley Road in the direction of Hale Station passing over the level crossings and proceeding to the traffic lights. Turn left into Langham Road and continue for some distance before turning left into Vicarage Lane. Follow Vicarage Lane to the right and take a left turning into Priory Street and the property will be found on the left hand side.



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.



WATERSONS

INDEPENDENT ESTATE AGENTS

23 Priory Street Bowdon, Altrincham, Cheshire, WA14 3BQ



A WELL APPOINTED EXTENDED VICTORIAN SEMI DETACHED FAMILY HOME WITH LOFT CONVERSION AND PARKING, IDEAL FOR THE BOLLIN AND BOWDON CHURCH SCHOOLS. 1305sqft.

Hall. Lounge. Family Room. Dining Kitchen. Three Double Bedrooms. Two Baths/Showers. Parking. Lovely Garden.

£565,000

in detail



A well appointed, updated, improved and extended Victorian Semi Detached family sized home with extensive and versatile accommodation arranged over Three Floors extending to approximately 1305 sqft. Located in this enormously 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.



The property is one of the larger design properties on the road and has been improved to provide genuine family sized accommodation providing a Hall, Lounge and Family Room in addition to a Dining Kitchen to the Ground Floor and Three Double Bedrooms over the Two Upper Floors served by Two Bath/Shower Rooms, one being En Suite to the Second Floor Principal Bedroom.

Externally, there is a Driveway providing off road parking for two cars and to the rear there is a delightful, good size rear Garden, accessed directly via the French doors from the Dining Kitchen. Comprising:

Recessed Porch. Entrance Hall with staircase rising to the First Floor.

Lounge with multi paned window to the front elevation. Hole in the wall fireplace feature and custom built cabinets and shelving.



Family Room with cast iron log burner to the chimney breast, again with custom built cupboards and shelving. Under stairs storage.

210 square foot Dining Kitchen with part vaulted ceiling with inset Velux window making this a naturally light and bright space. There are French doors and window which overlook and provide access to the gardens.

The Kitchen Area is fitted with an extensive range of units with concealed lighting and worktops over, inset into which is a stainless steel sink. Space for a range cooker which may be available to an incoming purchaser subject to separate negotiation. Integrated appliances include a microwave combination oven, fridge, freezer and dishwasher.

First Floor Landing leading to Two Double Bedrooms and a Family Bathroom. Staircase rises to the Second Floor.

Bedroom Two is a well-proportioned room with two multi paned windows to the front. Extensive built in wardrobes.

Bedroom Three with a window to the rear. Built in cupboards housing the wall mounted gas central heating boiler.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings providing a bath, separate enclosed shower cubicle, wash hand basin with built storage below and WC. Opaque windows to the side and rear. Tiling to the walls and floor.

From the Second Floor Landing there is access to the Principal Bedroom.



Principal Bedroom One is a superbly proportioned room with large window overlooking the gardens and far reaching views to the rear. Access to roof void storage.

This Bedroom enjoys an En Suite Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle, wash hand basin and WC. Velux window.



Externally, there is paved Driveway providing off road Parking for two cars and a low maintenance Garden frontage with a path leading to the front door and enclosed within timber fencing. Electric vehicle charger.

There is a pedestrian right on way access across the driveway to the neighbouring property for wheelie bin access etc.

To the rear there is a paved patio area adjacent to the back of the house, accessed via the French doors from the Dining Kitchen. Beyond, the Garden is laid to lawn and enclosed within timber fencing. The Garden enjoys a South East facing aspect.

A superb example of a popular style of property in a great location.

- Freehold
- Council Tax Band C

