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INDEPENDENT ESTATE AGENTS

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)

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

73 Langham Road

Bowdon, Altrincham, Cheshire, WA14 3NT



A CHARMING 19TH CENTURY END TERRACED COTTAGE, BEAUTIFULLY UPDATED BLENDING PERIOD CHARACTER WITH STYLISH MODERN INTERIORS AND FEATURING A DELIGHTFUL SOUTH FACING GARDEN AND OFF ROAD PARKING. 1109SQFT

LOUNGE. DINING ROOM. KITCHEN. THREE DOUBLE BEDROOMS. SPACIOUS BATHROOM. GATED, SHARED ENTRANCE. PARKING AREA. SOUTH FACING GARDEN. NO CHAIN.

£500,000

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in detail



A lovely End Terraced Cottage forming part of what was originally farm workers cottages, believed to date back to the 19th century and tastefully presented throughout having been updated and improved with excellent specification Kitchen and Bathroom fittings.

The property benefits from the rare and valuable feature of off street Parking to the rear for one vehicle and has a particularly delightful South facing Cottage Garden as well as a large South facing patio.

The accommodation is arranged over Three Floors including a Loft Conversion, with the space extending to approximately 1100 square feet and is approached through an Entrance door from Langham Road directly into a spacious Lounge with an exposed reclaimed brick chimney breast feature and a secondary glazed Georgian style window to the front.

A stripped panel door leads through to the Dining Room with window to the rear, tiled flooring. A staircase to the First Floor with downstairs cloaks and storage cupboard.

An opening from the Dining Room leads into the Kitchen which has French doors giving access to the patio with Parking Area and Garden beyond. The Kitchen is fitted with a range of shaker style cream laminate fronted units with integrated oven, hob, extractor fan, fridge, freezer, dishwasher and washing machine.



Over the Two Upper Floors are Three Double Bedrooms, one within the Loft Conversion.

Bedroom one has a Georgian style secondary glazed window to the front and built in wardrobes.

Bedroom Two overlooks the rear with a storage cupboard.

Bedroom Three within the Loft Conversion is approached via a cast iron spiral staircase and is located under the eaves of the property with exposed beams, skylight windows and under eaves storage and wardrobe space.

It should be noted that this Loft Conversion would probably not comply with current building regulations but was undertaken some 40 years ago.

The Bedrooms are served by a spacious and stylishly appointed Bathroom with white suite and chrome fittings featuring a double ended bath, open shower area, wash hand basin with vanity unit and WC. Extensive tiling to the walls and floor.

The property is approached through a remote controlled Gated Entrance to a Shared Driveway serving just three properties and this returns to the Parking Area to the rear, suitable for one large vehicle.

There is a large paved patio area adjacent to the back of house, accessed via the French doors from the Kitchen. Beyond the Parking area is a profusely stocked mature Garden with lawn and deep borders.

The Garden enjoys a South facing therefore sunny aspect.

A really lovely property, ideal either for a first time buyer, a professional single person, couple or someone looking to downsize from a larger family home, offered for sale with no chain.

AGENTS NOTE
The property is jointly owned by a Director of WATERSONS
- Freehold
- Council Tax Band E

