



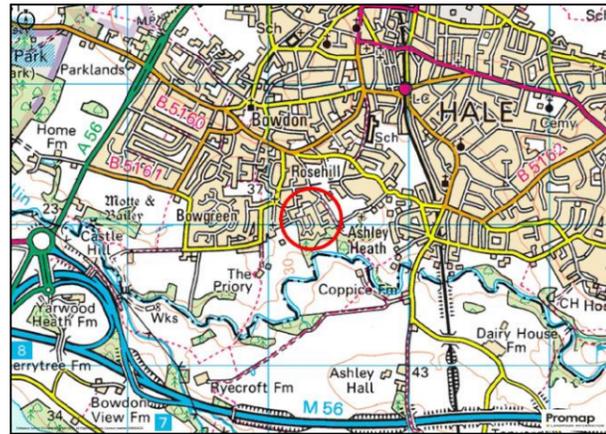
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INDEPENDENT ESTATE AGENTS

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. Proceed down Vicarage Lane, passing the convenience shops on the right and take the next left turning into Brick Kiln Row. Take the first right turning into Primrose Bank. At the end of Primrose Bank, turn left onto Sunnybank Road. Follow Sunnybank Road to the right and then to the left and then turn left into Birchtree Close. The property will be found after a short distance 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).



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

4 Birchtree Close Bowdon, Altrincham, Cheshire, WA14 3PP



A STYLISHLY PRESENTED, EXTENDED AND IMPROVED DETACHED FAMILY HOME ON A PEACEFUL CUL DE SAC CLOSE TO THE BOLLIN AND BOWDON CHURCH SCHOOLS. 1725sqft.

Hall. Lounge. Study. Superb 500sqft Family Room and Dining Kitchen. Utility. WC. Four Double Bedrooms plus Dressing Rooms. Two Baths/Showers. Driveway. Gardens.

“ A stylish home in a great location ”

Offers Over: £700,000

in detail



A beautifully appointed, comprehensively updated, improved and extended Detached family home, situated on this peaceful cul-de-sac on this popular development located within a moments walk of The Bollin and Bowdon Church Primary Schools, in addition to having Bollin Valley walks literally on the doorstep and local convenience shops nearby.



The property offers superbly styled family accommodation extending to approximately 1700 square feet enjoying high specification kitchen and bathroom fittings, uPVC double glazing, extensive tiled flooring to the Ground Floor and good use of LED lighting.

There is a good sized Lounge and Study to the Ground Floor, in addition to the fantastic 500 square foot Open Plan Family Room and Dining Kitchen with multi-folding doors onto the Garden.

To the First Floor are Four Double Bedrooms served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom, and with fitted furniture to three of the four bedrooms.

In particular, two of the bedrooms have been cleverly designed to incorporate Bedroom and Dressing or Study Areas, making these ideal children's bedrooms with space for a home work room.

There is off street parking to the front and a lovely Garden to the rear.

Comprising:

Covered Porch. Entrance door to the Hall with feature diamond leaded window to the front and modern tiled flooring which continues to the Family Room and Dining Kitchen. Spindle balustrade staircase to the First Floor with storage cupboard beneath. Wood panelled doors give access to the Ground Floor Accommodation.

Lounge. A well-proportioned room with a deep bay window to the front and having a York minster design fireplace surround with inset living flame fire.

Study. An ideal home working space with a window to the front.

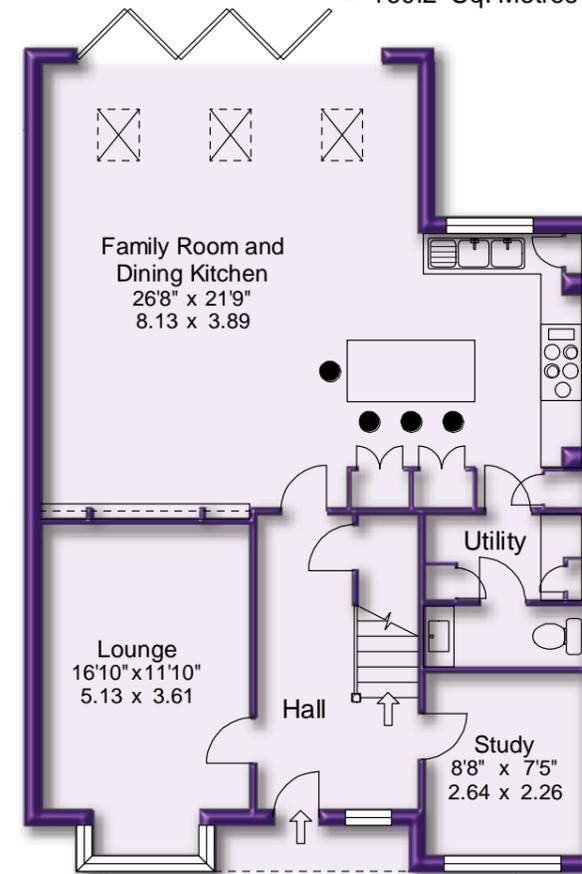
500 square foot Open Plan Family Room and Dining Kitchen. A fantastic day to day informal family Living, Dining and working Kitchen space, very much being the heart of the household, with tiled flooring throughout.

The Living and Dining Area has multi-folding doors giving access to and enjoying an aspect of the Gardens, with three double glazed Velux skylight windows inset into the part vaulted ceiling above. The Living Area has extensive built in storage cabinets and media unit housing.

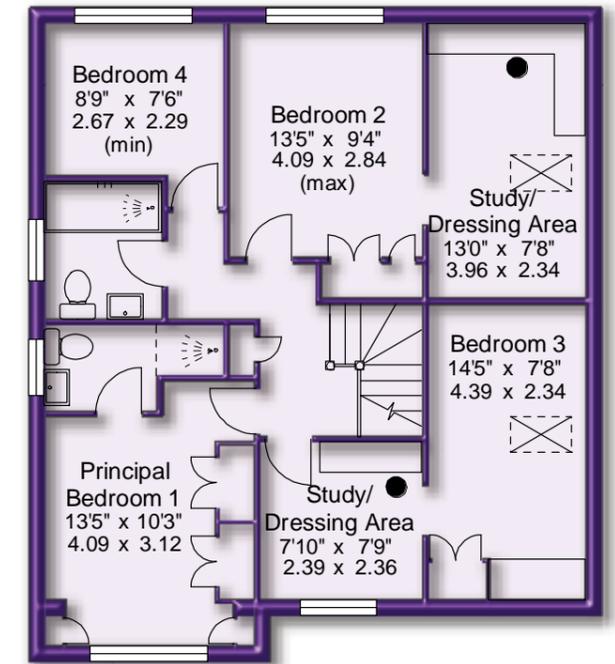
The Kitchen area has a further window to the rear and is fitted with a range of traditional style, painted finish, wood fronted units with granite worktops over and an inset double sink unit arranged around a central Island unit incorporating a breakfast bar. There is a freestanding Rangemaster cooker which may be available to the incoming purchaser subject to negotiation, with double ovens, five gas burners and hot plates, an integrated tall larder fridge unit and dishwasher. Floor to ceiling pantry style cupboards.



Approx Gross Floor Area = 1725 Sq. Feet
= 160.2 Sq. Metres



Ground Floor



First Floor

in detail

Externally, the front of the property is approached via a double width, block paved Driveway providing off street Parking. There is a lawned Garden frontage and access down the side of the property to the rear Garden.

The rear Garden has a paved path and patio area returning across the back of the house, accessed via the folding doors from the Family Room and Dining Kitchen. Beyond, the Garden is laid principally to lawn with stocked borders, enclosed within timber fencing and enjoying a backdrop of mature trees and bushes within the boundaries of this and neighbouring properties providing an attractive outlook and good screening.



in detail

Utility Room with space for a washing machine and dryer. Cupboard housing the combination gas fired central heating boiler. Tall storage cupboard. Door to:

Ground Floor WC well appointed with a white suite of WC and Belfast pot style sink unit with cupboard beneath. Continuation of the tiled flooring. Window to the side. Chrome ladder radiator.



First Floor Landing with wood finish doors giving access to the Bedroom and Bathroom Accommodation. Useful linen and storage cupboard.

Principal Bedroom One with a window to the front and modern built in wardrobes.

This Bedrooms is served by the stylishly appointed En Suite Shower Room fitted with a white suite with chrome fittings providing an open wet room style shower area with 'drench' shower head, vanity unit wash hand basin and WC. Extensive tiling to the walls and floor. Window to the side. Chrome ladder radiator.



Bedroom Two with a window overlooking the rear Garden, modern built in wardrobes and with an opening to a useful Dressing/Study Area with built in storage cupboards positioned under the eaves of the property with a skylight window inset into the attractive sloping ceiling. A really useful children's home work space.

Bedroom Three, accessed via a Dressing/Study Area, with a window to the front and built in cupboards. The Bedroom Area itself has a skylight window inset into the attractive sloping ceiling. Modern built in furniture of wardrobes and drawers.

Bedroom Four is a Double Room with a window overlooking the rear Garden.



The Bedrooms are further served by Family Bathroom superbly appointed with a white suite and chrome fittings providing a double ended bath with thermostatic shower and 'drench' shower head, vanity unit wash hand basin and WC Extensive tiling to the walls and floor. Window to the side. Chrome ladder radiator.

