



Langham Road, Bowdon, WA14

Asking Price of £725,000



Property Features

- Three Double Bedroom End Terraced House
- Off-Road Parking
- Modern Bathroom and Kitchen
- Large Basement with Scope for Conversion
- Catchment of Outstanding Schools
- Grade Two Listed Georgian House
- Underfloor Heating in Kitchen
- Short Walk to The Devisdale
- Ten Minutes Walk to The Metrolink Station
- Chain Free Sale



Full Description

A stunning Grade II listed Georgian three double bedroom end of terraced house, located just a short walk to Altrincham town centre, The Devisdale, the Metrolink Station and the sought after local schools. This property benefits from off-road parking and a patio garden; scope to add further bedrooms or a home office in the basement and retains its charming period features.



LOUNGE

16' 9" x 15' 1" (5.11m x 4.60m)

The lounge is located off the entrance hall via a wooden panelled door. The lounge offers an impressive bay window to the front aspect; varnished wooden floorboards; a pendant light fitting; a television point; a single panel radiator; a decorative marble surround housing a working fire; and fitted shelves to the alcoves.



DINING ROOM

12' 7" x 12' 1" (3.86m x 3.69m)

The dining room is also located off the ground floor entrance hall via a wooden panelled door. This room offers a large sash window to the rear aspect, with period shutters, overlooking the patio garden. This room also comprises a pendant light fitting; a single panel radiator; polished wooden floorboards; a television and telephone point; fitted shelving and a fitted storage cupboard to the alcoves and a period fireplace.



KITCHEN/BREAKFAST ROOM

12' 0" x 10' 11" (3.66m x 3.35m)

The kitchen-breakfast room has been updated by the current owners with a modern high quality fitted kitchen, comprising fitted base and eye-level storage units with quartz worktops over; an integrated fridge, freezer and dishwasher, recessed range style cooker with extractor fan over; a recessed Belfast sink; and Italian stone flooring with underfloor heating.

The kitchen area offers two large windows to the side and rear aspect; recessed spotlighting and wooden panelled doors leading to the entrance hall; pantry and patio garden.



PANTRY

The pantry is located off the kitchen-breakfast room, this room offers a range of built in storage at base and eye level, matching the kitchen area. There is a small window to the rear aspect; a skylight; Italian stone flooring with underfloor heating and recessed spotlighting.

MASTER BEDROOM

20' 4" x 13' 3" (6.20m x 4.04m)

The master bedroom is located off the first-floor landing, with two large sash windows to the front aspect. This bedroom is fitted with carpeted flooring; as pendant light fitting; a television point; two single-panel radiators; a fitted wardrobe and a door leading to a further recessed wardrobe.



BEDROOM TWO

12' 0" x 12' 9" (3.67m x 3.91m)

The second double bedroom is also located off the first-floor landing with a large sash window to the rear aspect. This is also a generous double bedroom, with fitted carpet; a pendant light fitting; a single panel radiator; a period cast iron fireplace; built in wardrobes to one alcove and a door leading to a further recessed storage cupboard to the other alcove.



BEDROOM THREE

11' 1" x 11' 5" (3.38m x 3.50m)

The third double bedroom is located off the second-floor landing, with a sash window to the side aspect. This bedroom offers varnished floorboards; a pendant light fitting; and a period fireplace.



BATHROOM

11' 0" x 10' 2" (3.36m x 3.12m)

The family bathroom is located off the first-floor landing with a sash window to the side aspect; varnished wooden floorboards; a pendant light fitting; a single panel radiator; a freestanding roll-top bath tub; a pedestal hand wash basin; a low-level WC; a built-in storage cupboard; and a shower cubicle, with chrome thermostatic shower system.



CELLAR CHAMBER ONE

13' 7" x 11' 10" (4.16m x 3.61m)

The cellar is accessed via a wooden panelled door from the entrance hall down a carpeted staircase, leading to two chambers and a smaller space utilised as a utility room. The rear chamber of the basement is utilised as a cinema room/ gym.



This room is fitted with recessed spotlighting and wood effect laminate flooring.

CELLAR CHAMBER TWO

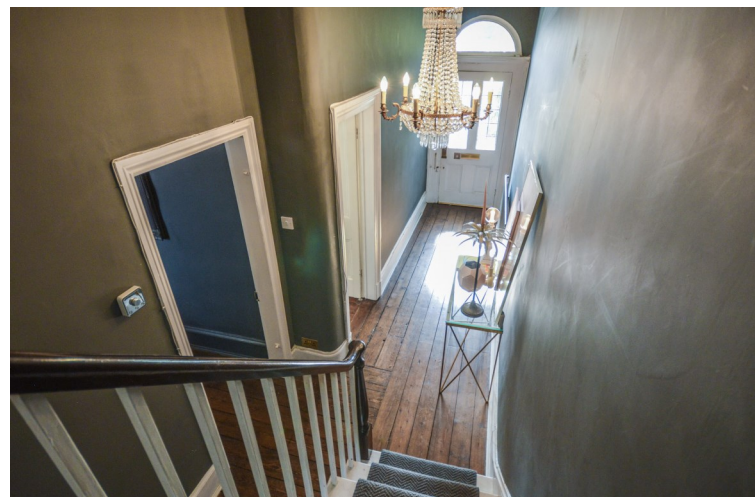
10' 3" x 12' 8" (3.14m x 3.88m)

The front cellar chamber is currently utilised as a storage space, but could be converted into a bedroom or home office. This room offers a ceiling-mounted light fitting and a stone-tiled floor.



CELLAR UTILITY SPACE

This space is being utilised as a utility space with space and plumbing for a washing machine and a ceiling-mounted Sheila Maid for hanging laundry. This room is fitted with wood effect laminate flooring; a ceiling-mounted light fitting; and a storage cupboard housing the electrical consumer unit.



EXTERNAL

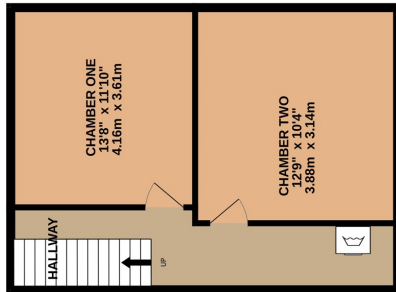
To the front of the property one can access the front entrance door via a stone staircase. Adjacent to the stairs is a paved front garden.

To the rear of the property the a paved patio garden area can be accessed via Church Brow or via the door leading from the kitchen-breakfast room. There is a paved patio area adjacent to the house, which is secured via a wrought iron fence and gate leading to the paved parking area or further garden area beyond. From the rear garden one can access an external storage cupboard housing the boiler.

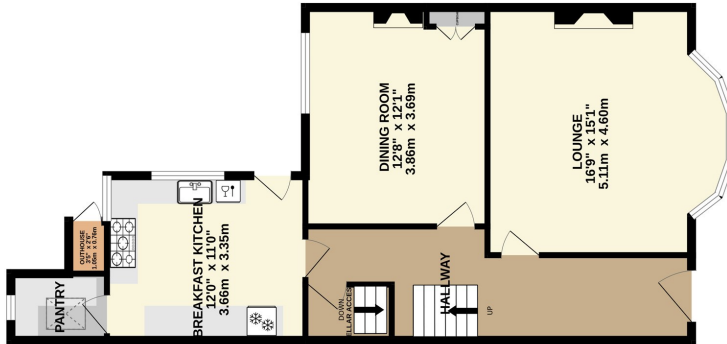


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

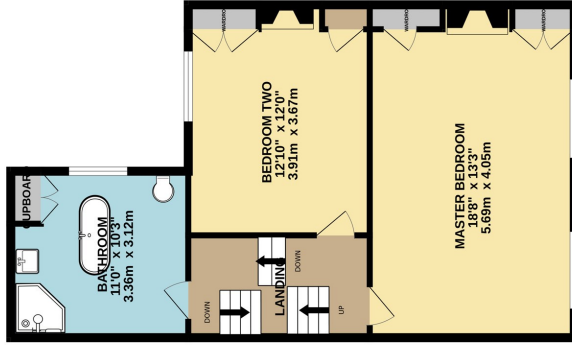
BASEMENT LEVEL
409 sq.ft. (37.9 sq.m.) approx.



GROUND FLOOR
730 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.7 sq.m.) approx.



2ND FLOOR
373 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 2044 sq.ft. (189.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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