



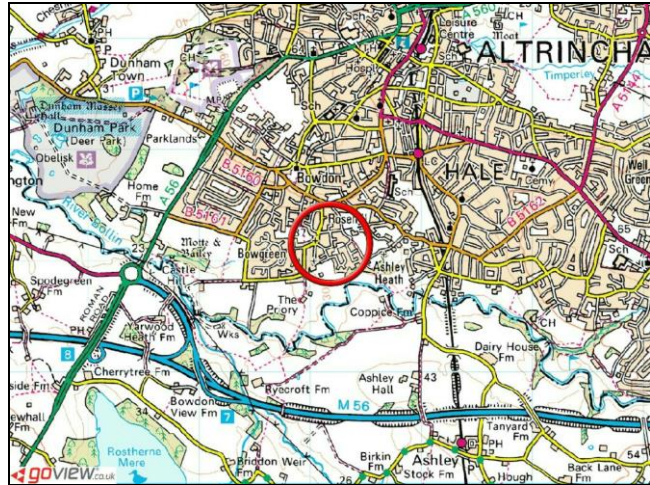
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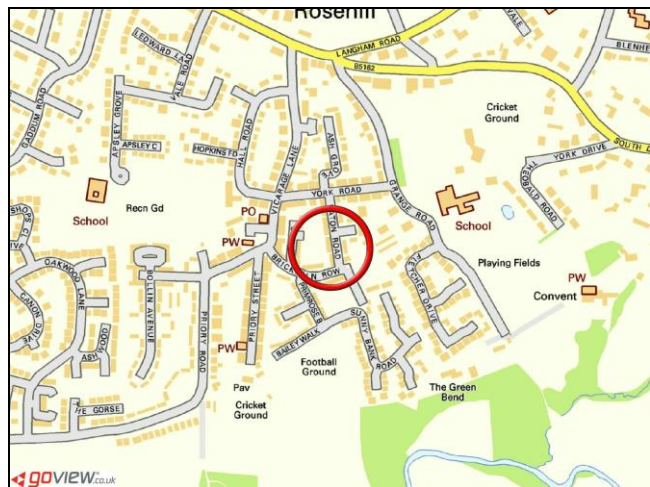


INDEPENDENT ESTATE AGENTS

# location

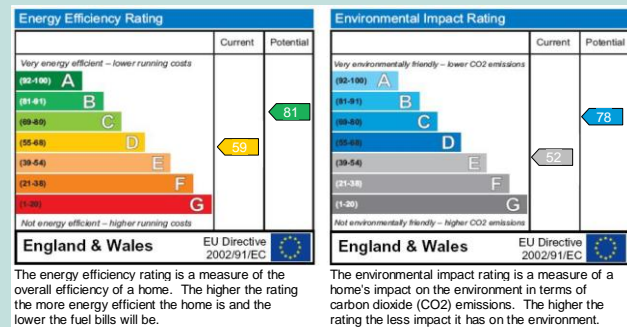


From Watersons Hale office proceed along Ashley Road in the direction of Hale station, continuing over the crossings to the traffic lights. At the lights take the second of the two left turnings in to Langham Road. Continue along Langham Road for some distance before taking a left turning into Vicarage Lane. Take the second left turning off Vicarage Lane into York Road and the first right turning into Eaton Road. 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).



**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

## 37 Eaton Road Bowdon, Altrincham, Cheshire, WA14 3EH



**A CARED FOR PERIOD SEMI DETACHED WITH CELLARS, PARKING AND A GARDEN AND OFFERING ENORMOUS POTENTIAL TO EXTEND AND IMPROVE. 1148sqft.**

Porch. Lounge. Dining Room. Kitchen. Two Double Bedrooms. Bathroom. Cellars. Driveway. Lovely Garden

*“ A lovely home offered for sale with no chain ”*

**Offers Over: £300,000**



# in detail



A well presented Semi Detached with Parking, located in this popular area within walking distance of Bowdon Church and The Bollin Primary Schools, local convenience shops and close to both Altrincham Town Centre and Hale Village and offering excellent potential to update, extend and improve, including Loft and Cellar Conversions, subject to planning.

The property is arranged over Three Floors with the accommodation comprising of a Lounge, Dining Room and Kitchen to the Ground Floor and Two Bedrooms and a Family Bathroom to the First Floor.



To the Lower Ground Floor there is a Cellar Chamber which is rife for conversion and offers an incoming purchaser an opportunity to convert into additional living space.

Externally, there is a Driveway providing off road Parking and a Garden to the rear.

This property is offered for sale with no chain and could be moved into with the minimum of fuss, whilst at the same time offering enormous potential.

Comprising:

Enclosed Porch with UPVC door and windows. Tiled Floor.

UPVC Entrance door leading to a well proportioned Lounge extending to some 14'10" x 14' with UPVC double glazed bay window to the front elevation.

An Inner Lobby with doors leading to the Lower Ground Floor and to the Dining Room.

Dining Room with UPVC double glazed window to the rear elevation enjoying views over the Gardens. A door provides access to the staircase to the First Floor.

An opening leads to the Kitchen, fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with taps over and tiled splashback. There is ample space and plumbing for Kitchen appliances. UPVC double glazed window to the side elevation.

To the Lower Ground Floor there is access to the Cellars, which offer an incoming purchaser the opportunity to convert, subject to up to date building regulations. The space is currently used as a Utility Area with built in worktops and units, with stainless steel sink and drainer unit. Wall mounted gas central heating boiler. Access to sub floor void.

To the First Floor Landing there is access to Two Double Bedrooms and a Family Bathroom. Loft access point.

Bedroom One with UPVC double glazed window to the front elevation. Built in wardrobe and cupboards.

Bedroom Two with UPVC double glazed window enjoying views over the rear Gardens. Built in wardrobe and cupboards.



The Bedrooms are served by a Family Bathroom fitted with a modern white suite with chrome fittings, comprising of a bath with electric shower over, wash hand basin and WC. UPVC double glazed window to the front elevation. Part tiled walls. Built in airing cupboard.

Externally, the property is approached via a paved Driveway providing off road Parking. There are wrought iron gates providing access to the rear of the property.



To the rear, there is a paved patio area adjacent to the back of the house, accessed via the Kitchen. Steps lead down to the main Garden area which is laid to lawn with well stocked borders with a variety of plants, shrubs and trees.

The Garden is enclosed within timber fencing.

Approx Gross Floor Area = 1148 Sq. Feet  
(Excluding Sub Floor) = 106.42 Sq. Metre:

