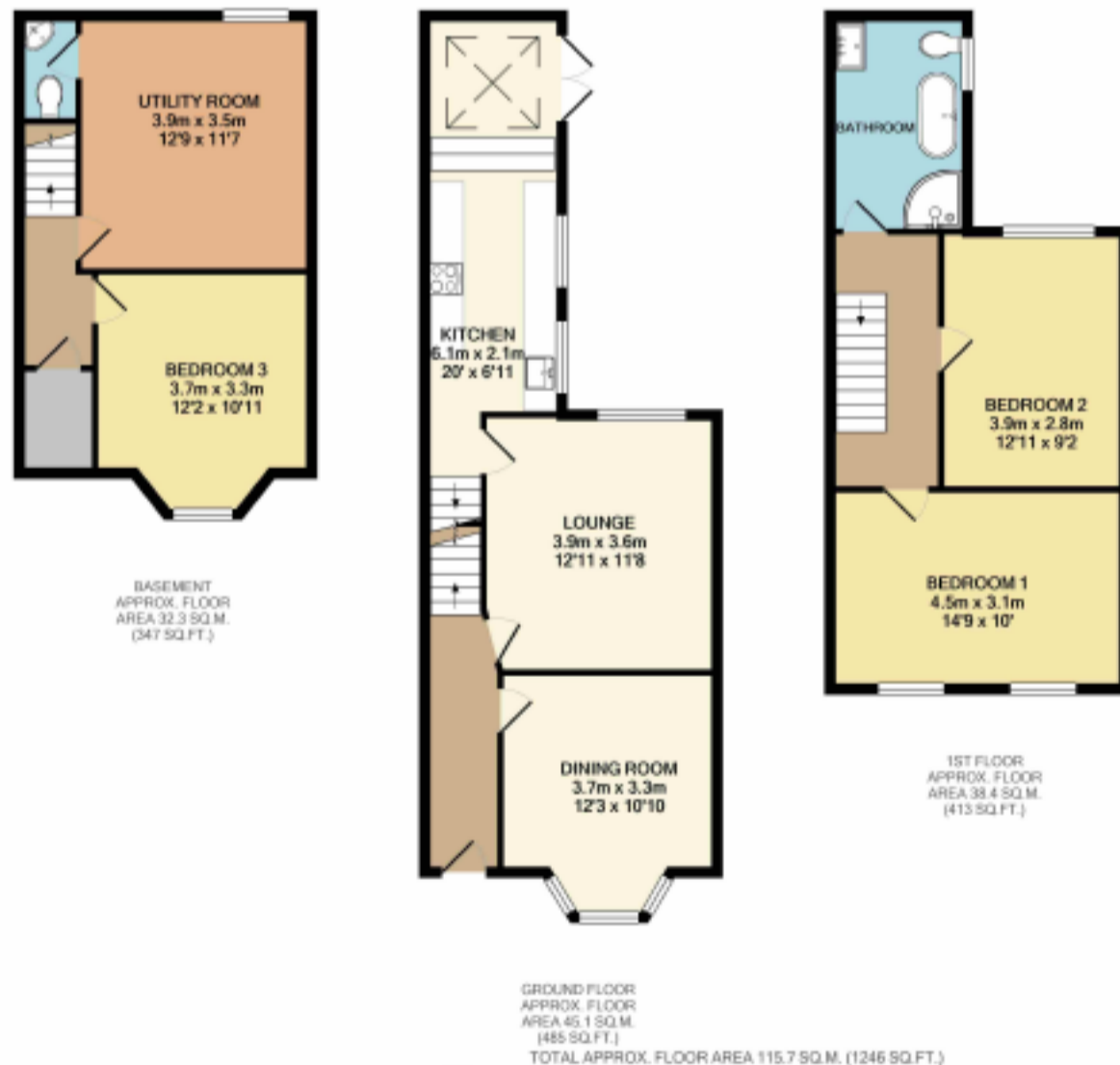




6 YORK ROAD, BOWDON
CHESHIRE, WA14 3EQ

John N
Hilditch & Co



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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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6 YORK ROAD BOWDON



Set in a highly popular location with the undoubted bonus of a southerly rear aspect and garden, 6 York Road has been beautifully upgraded and maintained over recent years and now offers well planned accommodation spread over three floors including the basement.

Briefly the accommodation comprises a welcoming entrance hall, bay fronted dining room, separate lounge, extended kitchen with conservatory style breakfast area, whilst at lower ground floor level is a large utility room with downstairs wc and a third bedroom to the front of the basement conversion.

At first floor level are two further double bedrooms and a well proportioned bathroom compete with shower and bath. Externally are small neatly maintained gardens to the front and sunny southerly facing gardens to the rear.

York Road is characterised by a mixture of two, three and four bedroomed period terrace properties all set within a mile of Hale and Altrincham. Hale's fashionable village with its range of shops and services is complemented by Altrincham with its busy market town centre and Metro service into Manchester. The urban motorway network and International Airport are close at hand and the Bollin Valley and Green Belt are literally on the doorstep.

In short this is a well presented house offering deceptive accommodation in walk-in condition.

DIRECTIONS

From the centre of Hale proceed across the level crossing to the traffic lights turning left onto Langham Road. Continue for approximately half a mile turning left onto Vicarage Lane, at the bottom of Vicarage Lane turn left into York Road where the property will be found on the right.

GROUND FLOOR

ENTRANCE HALL
LOUNGE 12'11" x 11'8" (3.9 x 3.6)
DINING ROOM 12'3" x 10'10" (3.7 x 3.3)
KITCHEN 20'0" x 6'11" (6.1 x 2.1)

LOWER GROUND FLOOR

UTILITY ROOM 12'9" x 11'7" (3.9 x 3.5)
WC
BEDROOM THREE 12'2" x 10'11" (3.7 x 3.3)

FIRST FLOOR & LANDING

BEDROOM ONE 14'9" x 10'0" (4.5 x 3.1)
BEDROOM TWO 12'11" x 9'2" (3.9 x 2.8)
BATHROOM

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band "

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| Most energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | B1 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | E6 |
| (21-38) | F | | |
| 1-20 | G | | |
| Most energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |