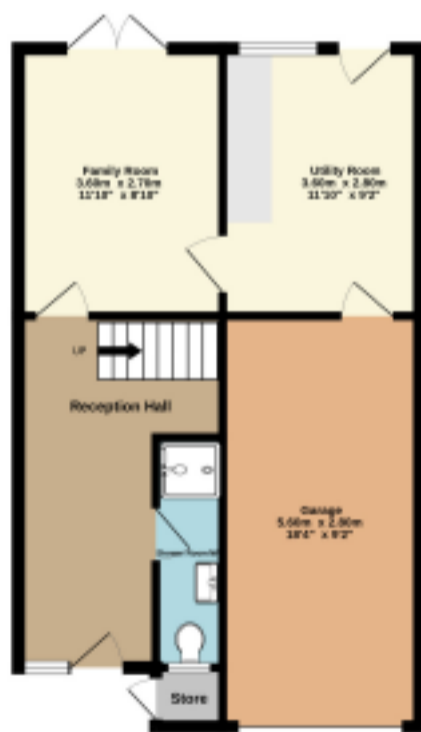




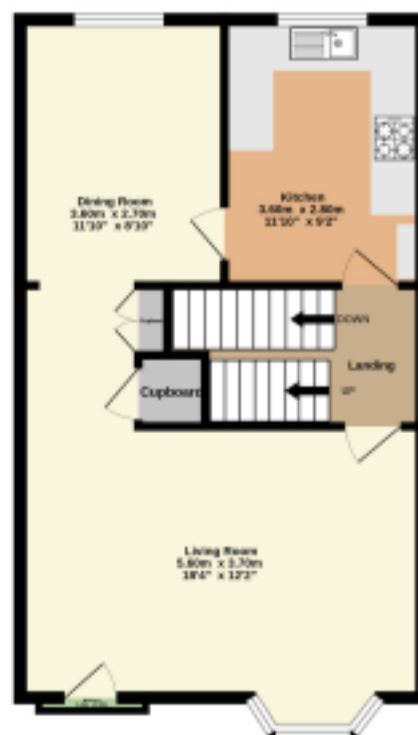
7 ASHWOOD, BOWDON
CHESHIRE, WA14 3DN



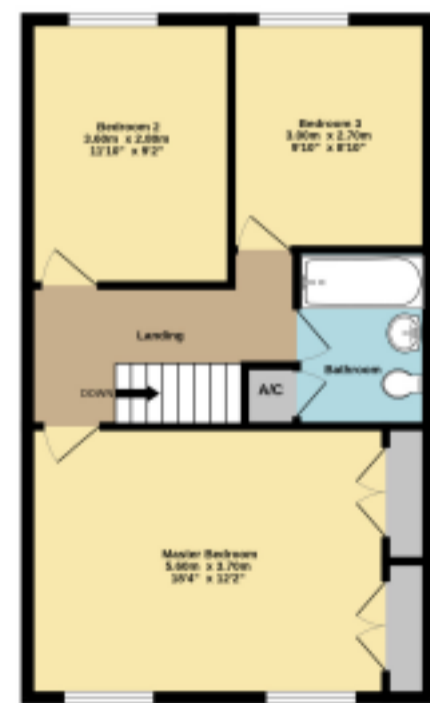
Ground Floor
48.0 sq.m. (517 sq.ft.) approx.



1st Floor
90.1 sq.m. (940 sq.ft.) approx.



2nd Floor
49.5 sq.m. (533 sq.ft.) approx.



TOTAL FLOOR AREA: 147.7 sq.m. (1589 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, 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 as to their operability or efficiency can be given.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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7 ASHWOOD BOWDON



Set in a highly popular location and with the undoubted benefit of a cul de sac location and a view across open land to the rear, this house offers expansive accommodation over three floors extending to just short of 1600 sq.ft.

Briefly the gas centrally heated accommodation comprises a welcoming entrance hall with a downstairs wc and shower room, completing the ground floor is a family room, a utility room and a long single garage which could easily be incorporated as further living accommodation.

FIRST FLOOR & LANDING

KITCHEN 11'10" x 9'2" (3.60 x 2.80)
DINING ROOM 11'10" x 8'10" (3.60 x 2.70)
LIVING ROOM 18'4" x 12'2" (5.60 x 3.70)

SECOND FLOOR & LANDING

MASTER BEDROOM 18'4" x 12'2" (5.60 x 3.70)
BEDROOM TWO 11'10" x 9'2" (3.60 x 2.80)
BEDROOM THREE 9'10" x 8'10" (3 x 2.70)
BATHROOM

EXTERNALLY

GARAGE 18'4" x 9'2" (5.60 x 2.80)



At first floor level is a large living room, dining room and kitchen and at top floor level is a master bedroom, two further bedrooms and a family bathroom.

To the front is dedicated parking, and to the rear are well maintained gardens.

The area generally is characterised by a mixture of townhouses and detached properties. The house sits within five minutes drive of Hale, Altrincham and the motorway network.

DIRECTIONS

From the centre of Hale proceed along Langham Road, turning left into Vicarage Lane. Follow Vicarage Lane which then becomes Priory Road, turn right onto Oakwood Lane and right into Ashwood.

GROUND FLOOR

RECEPTION HALL
SHOWER ROOM/WC
FAMILY ROOM 11'10" x 8'10" (3.60 x 2.70)
UTILITY ROOM 11'10" x 9'2" (3.60 x 2.80)

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		80 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

