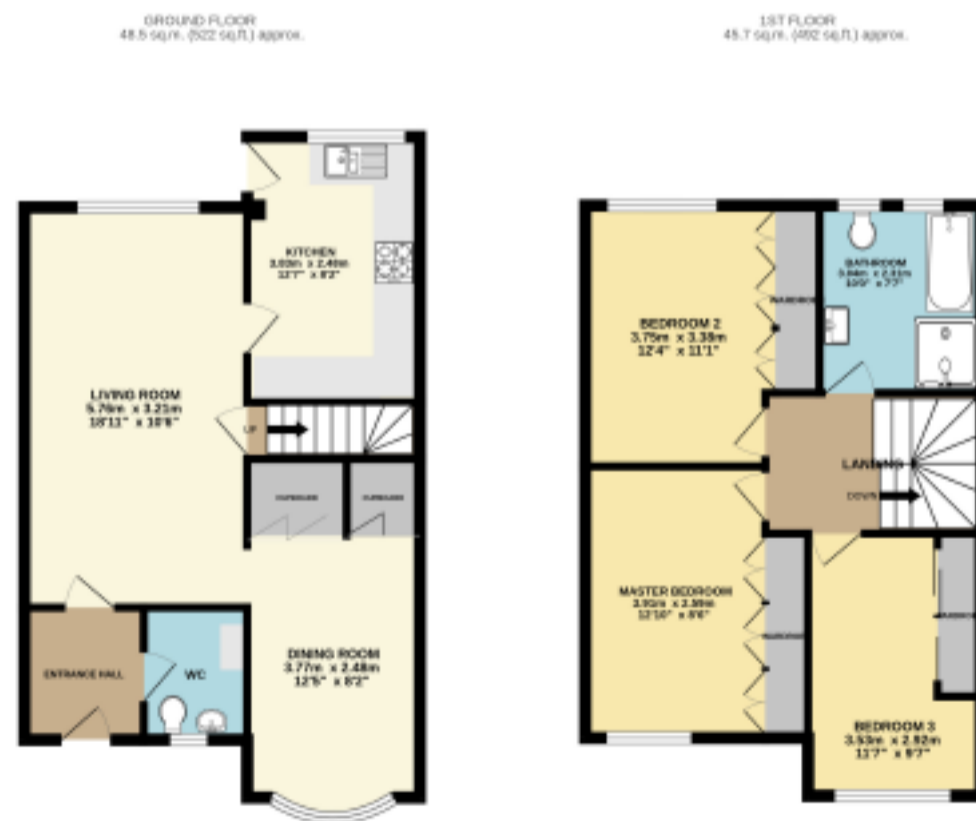




3 ALBERT SQUARE,
BOWDON, CHESHIRE

John N
Hilditch & Co



TOTAL FLOOR AREA: 94.2 sq.m. (1014 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floor plans and dimensions, measurements of actual dimensions, materials and other items are approximate and no responsibility is taken by any agent, advertiser or advertiser. The plan is for illustration purposes only and should not be relied upon for any particular purpose. The actual layout and appearance should be based on the actual site plan and drawings as shown on the site plan and drawings. No liability can be taken for any errors or omissions.

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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3 ALBERT ROAD BOWDON



Set in a superb location within walking distance of Altrincham and Hale, this two storey mews house, whilst in need of some cosmetic attention, nonetheless, offers excellent accommodation spread across two floors.

Briefly the accommodation comprises an entrance hallway with downstairs wc, a well proportioned living room, separate dining room, and kitchen. At first floor level leading from a good sized landing are three double bedrooms and a family bathroom. Externally are dedicated parking facilities and gardens to the rear.

Albert Square is characterised by a mixture of substantial Victorian houses, apartments and this row of mews properties.

Altrincham town centre is literally within five minutes walk with its revitalised town centre and Metro system into Manchester, whilst Hale and its fashionable village centre is also within walking distance. The urban motorway network, International Airport and Green Belt farmland are also within easy striking distance.

DIRECTIONS

From the centre of Hale proceed across the level crossing turning right at the traffic lights. Continue along Ashley Road beyond the first roundabout, turn left into St. John's Road and first left into Albert Square.

GROUND FLOOR

ENTRANCE HALL

WC

KITCHEN 12'7" x 8'2" (3.83 x 2.48)

LIVING ROOM 18'11" x 10'6" (5.76 x 3.21)

DINING ROOM 12'5" x 8'2" (3.77 x 2.48)

FIRST FLOOR & LANDING

MASTER BEDROOM 12'10" x 8'6" (3.91 x 2.59)

BEDROOM TWO 12'4" x 11'1" (3.75 x 3.38)

BEDROOM THREE 11'7" x 9'7" (3.53 x 2.92)

BATHROOM 10'0" x 7'7" (3.04 x 2.31)



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		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

