

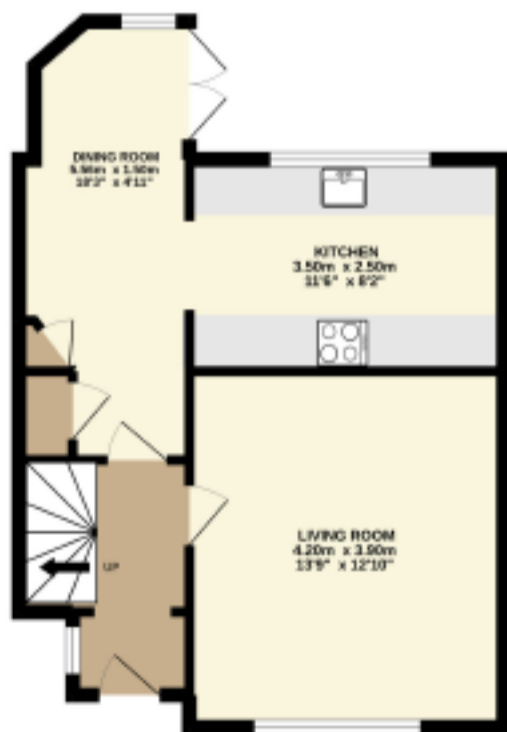


**BOW COTTAGE, 8 BOW GREEN ROAD,  
BOWDON, CHESHIRE, WA14 3LY**

*John N*  
**Hilditch & Co**

GROUND FLOOR

1ST FLOOR



**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

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**BOW COTTAGE  
8 BOW GREEN ROAD  
BOWDON**



This charming Victorian Cottage is situated in a highly convenient location on arguably one of Bowdon's finest roads, with easy access to both Altrincham and Hale

The accommodation which has been meticulously finished to a contemporary style whilst retaining some period features comprises, a welcoming entrance hall, living room, open plan kitchen diner with French doors leading to the rear garden. At first floor level there are two good size bedrooms and a contemporary bathroom.

**GROUND FLOOR**

ENTRANCE HALL 5'11" x 6'7" (1.80 x 2)  
KITCHEN 8'2" x 11'6" (2.50 x 3.50)  
LIVING ROOM 13'9" x 12'10" (4.20 x 3.90)  
DINING ROOM 18'3" x 4'11" (5.56 x 1.50)

**FIRST FLOOR & LANDING**

BEDROOM ONE 10'9" x 11'2" (3.27 x 3.40)  
BEDROOM TWO 9'8" x 8'0" (2.95 x 2.44)  
BATHROOM 10'6" x 8'10" (3.20 x 2.70)



Externally this stunning cottage is set back with the private front garden laid mainly to lawn, whilst to the rear is a walled courtyard with a patio and raised decked area.

Bow Green Road is characterised generally by a mixture of top class detached houses and this row of semi-detached cottages sits within easy striking distance of both Hale and Altrincham. Hale's fashionable village centre is complemented by Altrincham and its market town centre with Metrolink services into Manchester. The urban motorway network and International Airport are on the doorstep and sporting and recreational facilities abound.

**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.



**DIRECTIONS**

From the centre of Hale proceed across the level crossing to the first set of traffic lights. Turn left onto Langham Road and proceed for approximately two thirds of a mile turning left into Bow Green Road, the house will be found on the right hand side.

