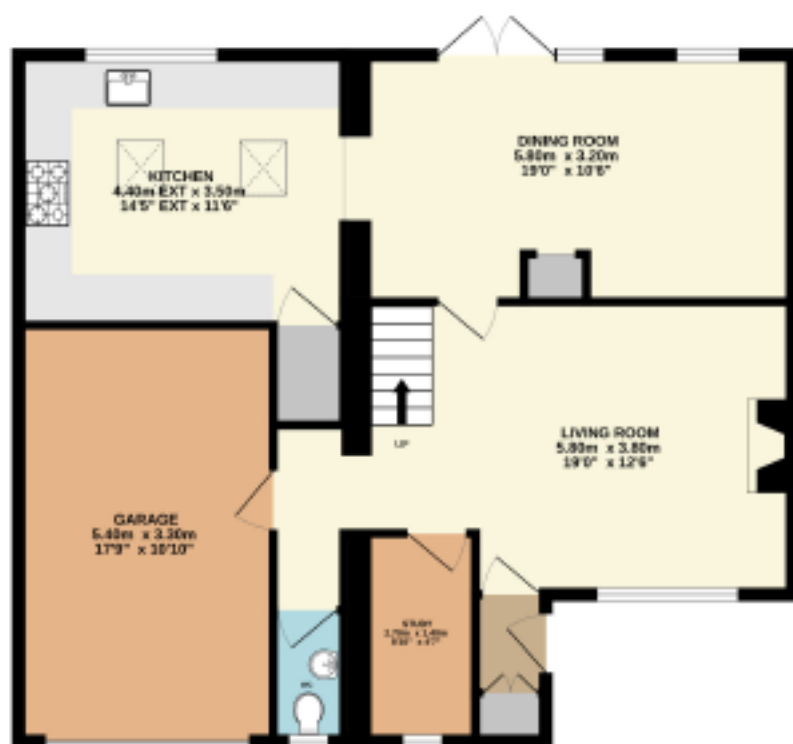




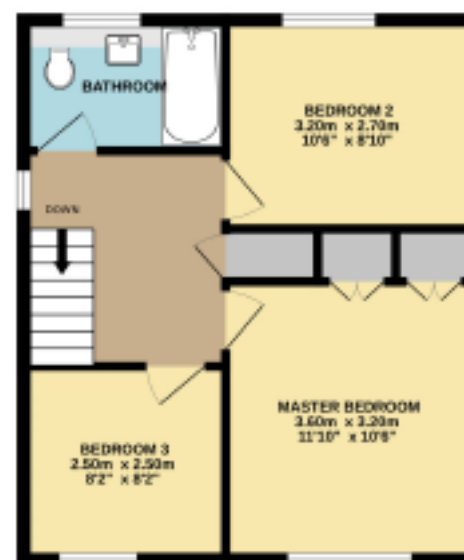
4 THE GORSE, BOWDON WA14 3DA



Ground Floor
80.4 sq.m. (865 sq.ft.) approx.



1st Floor
40.7 sq.m. (438 sq.ft.) approx.



TOTAL FLOOR AREA: 121.1 sq.m. (1304 sq.ft.) approx.

While every effort has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, floors 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.
Made with Metropix 02024

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of John N. Hilditch & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



4 THE GORSE BOWDON



A well presented and extended semi detached family home offering spacious accommodation within catchment of the areas finest schools.

The accommodation in brief comprises entrance porch, good size living room, study, lounge/dining room and kitchen. Completing the ground floor is downstairs wc and integral garage. At first floor level there are three bedrooms and a family bathroom. Externally there is ample parking and a good size garden to the rear.

FIRST FLOOR & LANDING

MASTER BEDROOM 11'10" x 10'6" (3.60 x 3.20)
BEDROOM TWO 10'6" x 8'10" (3.20 x 2.70)
BEDROOM THREE 8'2" x 8'2" (2.50 x 2.50)
BATHROOM

EXTERNALLY

GARAGE 17'9" x 10'10" (5.40 x 3.30)



This house is located on a corner plot as you enter The Gorse on the right hand side in what is regarded as a quiet residential cul de sac. The Bollin Valley and Green Belt are literally within seven hundred yards and the motorway network and International Airport are also within easy striking distance. Altrincham's busy market town centre with its Metro system into Manchester lies within five to ten minutes drive as does Hale with its range of fashionable shops and restaurants.

DIRECTIONS

From the centre of Hale proceed across the level crossing to the traffic lights, turn left onto Langham Road, and continue for approximately half a mile turning left onto Vicarage Lane. Follow Vicarage Lane to the bottom of Bowdon until it becomes Priory Road which in turn becomes Bow Lane, turning right into The Gorse, the house will be found on the right by our For Sale board.

SERVICES:

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

TENURE:

Freehold

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'C'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



GROUND FLOOR

ENTRANCE

WC

KITCHEN 14'5" EXT x 11'6" (4.40 EXT x 3.50)

DINING ROOM 19'0" x 10'6" (5.80 x 3.20)

LIVING ROOM 19'0" x 12'6" (5.80 x 3.80)

STUDY 8'10" x 4'7" (2.70 x 1.40)

Score	Energy rating	Current	Potential
82+	A		
81-81	B		86 B
69-80	C	72 C	
55-48	D		
39-54	E		
21-38	F		
1-20	G		

