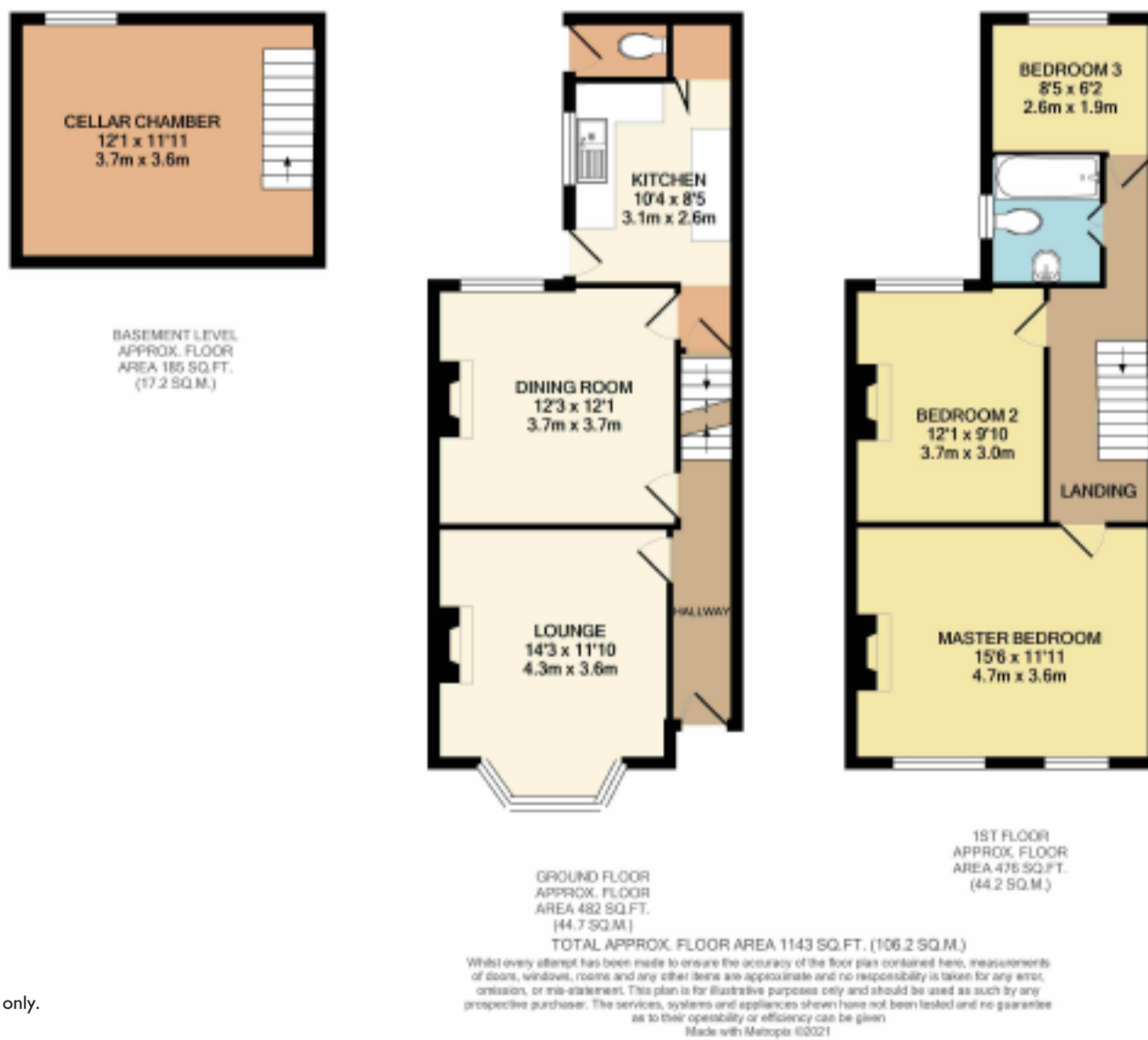




39 YORK ROAD, BOWDON  
CHESHIRE, WA14 3EF

John N  
*Hilditch & Co*



**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

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# 39 YORK ROAD BOWDON



Set in a highly convenient location and with the undoubted bonus of the potential to extend and enlarge and sitting in well above average size gardens for a house in this location, this property still offers potential for improvement, however, offers well planned accommodation spread over two floors plus cellars.

Briefly the accommodation comprises a good sized entrance hallway, bay fronted lounge, separate dining room and kitchen, which if necessary could be extended. At lower ground floor is a cellar chamber which could easily be converted to a utility/study and at first floor level are two double and one single bedroom and a family bathroom.

To the front are small neatly maintained gardens, to the rear is a courtyard garden adjacent to the kitchen with a good sized area of lawn with excellent views towards the church at Bowdon and also the upper part of the house overlooking adjacent gardens.

York Road is characterised by a mixture of two, three and four bedroomed period houses and all set within easy striking distance of most amenities. Hale's fashionable village lies within five minutes drive with its range of shops and services, Altrincham's busy market town centre with its Metro System into Manchester is also within five minutes drive. The Bollin Valley and Green Belt are literally on the doorstep, access to the motorway network at Junction 7 of the M56 lies within five minutes drive and the International Airport is also close at hand.

## DIRECTIONS

From the centre of Hale proceed across the level crossing to the first set of traffic lights, turning left onto Langham Road. After approximately two thirds of a mile turn left onto Vicarage Lane. At the bottom of Vicarage Lane turn left onto York Road where the property will be found at the far end on the left hand side.

## GROUND FLOOR

HALLWAY

WC

KITCHEN 10'4" x 8'5" (3.1 x 2.6)

DINING ROOM 12'3" x 12'1" (3.7 x 3.7)

LOUNGE 14'3" x 11'10" (4.3 x 3.6)

## LOWER GROUND FLOOR

CELLAR CHAMBER 12'1" x 11'11" (3.7 x 3.6)

## FIRST FLOOR & LANDING

MASTER BEDROOM 15'6" x 11'11" (4.7 x 3.6)

BEDROOM TWO 12'1" x 9'10" (3.7 x 3)

BEDROOM THREE 8'5" x 6'2" (2.6 x 1.9)

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 |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) A                                  |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 75        |
| (55-68) D                                   |  | 52                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |