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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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# 11 Vicarage Lane

Bowdon, Altrincham, WA14 3AR



£895,000

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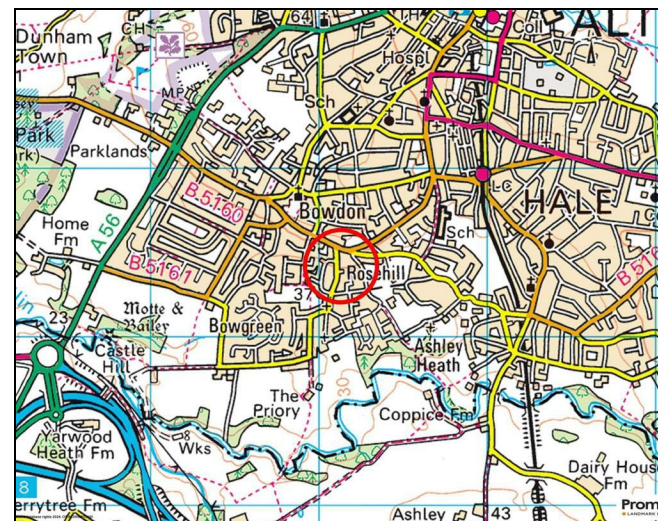
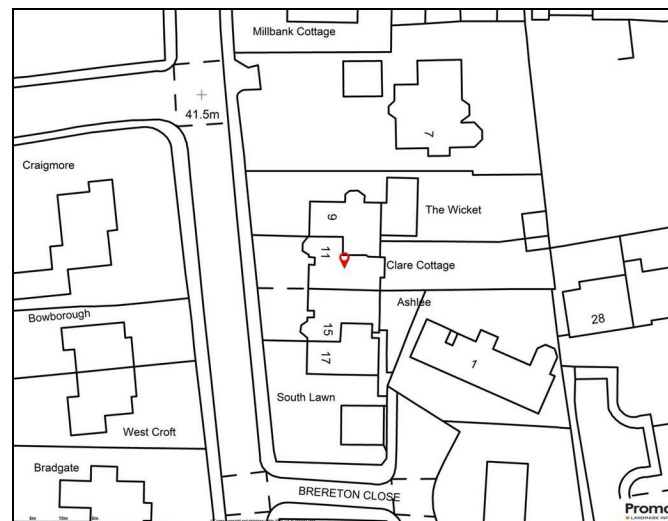
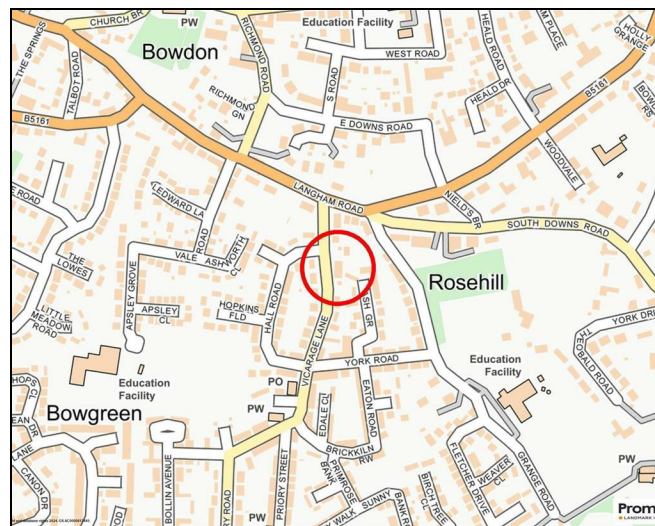


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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

AN EXTREMELY APPEALING DOUBLE FRONTED PERIOD PROPERTY ARRANGED OVER FOUR FLOORS WITH DELIGHTFUL GARDENS LOCATED WITHIN WALKING DISTANCE OF EXCELLENT LOCAL SCHOOLS. 2603SQFT.

Porch. Entrance Hall. Sitting Room. Dining Room. Breakfast Kitchen. Garden Room. WC. Five Bedrooms. Bathroom. Three Chamber Cellars including a Basement Garage. Driveway. Gardens. No Chain.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

An extremely appealing and attractive double fronted Period property of immense character with white rendered elevations and being one in a row of just four similar distinctive properties.

There are a wealth of period features retained to include high corniced ceilings, picture rail surrounds, fireplaces and an original spindle balustrade staircase rising through the floors.

The extensive and versatile accommodation is arranged over Four Floors extending to approximately 2603 square feet, providing an Entrance Hall, Sitting Room, Dining Room, Breakfast Kitchen, Garden Room and WC to the Ground Floor.

Over the First and Second Floors are up to Five Bedrooms, Two Double Bedrooms, one with an En Suite Dressing Room and a Family Bathroom and to the Second Floor are Three further Bedrooms albeit with restrictive head height.

To the Lower Ground Floor are the Cellars which are ripe for conversion and offer an incoming purchaser the opportunity to convert into additional living accommodation subject to building regulations.

Externally, there is a Driveway providing off road parking returning in front of an integral Basement Garage and to the rear a delightful, long, well screened Garden.

Comprising:

Recessed Porch. Spacious Entrance Hall with an original spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation, corniced ceiling, decorative radiator cover.

Sitting Room with wide bay to the front elevation with three inset wood framed, double glazed sash windows. Period fireplace with gas fire with tiled hearth and wood surround.. Built in display shelving to either side of the chimney breast recesses. Corniced ceiling.

Dining Room with wood framed double glazed sash window to the front elevation. Period fireplace with gas fire with tiled hearth and wood surround. Picture rail surround. Corniced ceiling. Decorative radiator cover.

Breakfast Kitchen with clearly defined areas. To the Breakfast Area there is a built in seating area and space for a dining table. Windows to the side and rear elevations enjoy views over the delightful Gardens to the rear.

The Kitchen Area is fitted with a range of base and eye level units with worktops over, inset into which is a double sink and drainer unit with mixer tap over. Integrated appliances include a double oven, four ring gas hob with extractor fan over, fridge and dishwasher. Window to the rear elevation enjoying Gardens views.

Garden Room with glazed vaulted ceiling and windows and doors enjoy views over and provide access to the gardens to the rear.

Ground Floor WC. Double glazed uPVC window to the rear elevation.

To the Lower Ground Floor are the Cellars which are ripe for conversion and offer an incoming purchaser the opportunity to convert into additional living accommodation subject to current building regulations. There are Two Principal Chambers, one of which is utilised as a Garage.

Off the First Floor Landing there is access to Two Double Bedrooms and a Family Bathroom. Wood framed sash window to the rear elevation enjoying views over the gardens. A staircase rises to the Second Floor.

Principal Bedroom 1 with bay to the front elevation with three inset wood framed sash windows. Built in cupboards and drawers provide excellent storage. An opening leads to an En Suite Dressing Room with built in wardrobes and cupboards with worktops over, inset into which is a sink unit. Wood framed sash window to the front elevation.

Bedroom 2 with extensive built in wardrobes. To the chimney breast there is a cast iron fireplace feature with wood surround. Wood framed sash window to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a double ended bath, separate enclosed shower cubicle, wash hand basin, bidet and WC. Window to the rear elevation.

To the Second Floor Landing there is access to Three Bedrooms. Window to the rear elevation enjoying views over the gardens. Walk in Store Room.

Bedroom 3 with attractive fireplace feature. Built in wardrobe to one side of the chimney breast recess. Built in sink unit. Window to the rear elevation enjoying views over the gardens.

Bedrooms 4 and 5 with sloping ceilings and dormer windows to the rear elevation. Fireplace features. Built in eaves storage.

Externally, there is a sloping Driveway returning in front of the Integral Garage to the Lower Ground Floor. There would be potential, in conjunction with neighbours to reinstate a flat front Driveway to the property as part of a Basement Conversion.

There is a Garden frontage, laid to artificial turf with well stocked borders with a variety of plants, shrubs and trees.

To the rear, there is a large paved patio area adjacent to the back of the house, accessed via the Garden Room. Beyond, the delightful, long Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees and enjoys a mature outlook and privacy.

There is a brick built potting shed at the bottom of the Garden and a tool shed off the patio.

A lovely property of much character and with plenty of additional potential.

This property is offered for sale with no chain.

- Freehold
- Council Tax F

