

John N
Hilditch & Co



**2 GRANGE ROAD, BOWDON,
CHESHIRE, WA14 3EB**

OCCUPYING AN EXTREMELY CENTRAL LOCATION A BEAUTIFULLY
REFURBISHED FOUR STOREY VICTORIAN TOWNHOUSE OFFERING
READY TO WALK INTO ACCOMMODATION, SITUATED IN SMALL
GARDENS.

£605,000

162/164 Ashley Road, Hale, Cheshire WA15 9SF
Tel: 0161 929 6363 Fax: 0161 929 6333
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DESCRIPTION

No. 2 Grange Road has been the program of complete renovation over the last two years and now offers a fantastic four storey Victorian townhouse offering easily managed but ready to walk into accommodation. Briefly the gas centrally heated and double glazed property comprises a large welcoming entrance hallway, fantastic principal lounge with oak floor, the ground floor being completed by a cloakroom. At lower ground floor level is large breakfast room and fully fitted kitchen with utility room and store. At first floor level is a master bedroom with en-suite, guest bedroom and shower room (wet room), whilst at second floor level are two further double bedrooms and a family bathroom. Externally is off road car parking and small courtyard gardens.

This house is presented to a light, tasteful, airy contemporary theme. The house is fully carpeted in an attractive neutral beige carpet and the property is presented in first class order. All the fixtures are new and the area generally is characterised by a mixture of good quality Victorian houses.

Hale's fashionable village lies within five minutes drive as does Altrincham with its busy market town centre and regular Metrolink services into Manchester. Schools for all ages serve the area, the Bollin Valley and Green Belt are literally within walking distance and sporting and recreational facilities abound. The urban motorway network and International Airport are on the doorstep.

DIRECTIONS

From the centre of Hale proceed across the level crossing to the first set of traffic lights. Turn left onto Langham Road and continue for approximately half a mile turning left into South Downs Road and immediately right into Grange Road, the property will be found on the right.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

ENTRANCE HALLWAY 8.04 X 1.85 (26'4" X 6'1")

a superb wide welcoming entrance hallway with marble travertine floor covering. Tall ceiling. Double leaf radiator. Staircase to first floor and landing.

PRINCIPAL LIVING ROOM 9.02 X 4.24 (29'7" X 13'11")

a superb entertaining room with solid oak floor and sash picture windows to front and rear. Upvc angular bay overlooking the front garden. A range of recessed ceiling downlighters. Two double leaf radiators. Deep skirting boards.

CLOAKROOM 2.52 X 1.74 (8'3" X 5'8")

complementary wall and half tiled wall and floor tiles. Glass standalone wash basin with mixer tap. Low level wc. Expelair. Recessed downlighters.

Staircase to lower ground floor.

LOWER GROUND FLOOR

BREAKFAST KITCHEN 9.05 X 5.95 (29'8" X 19'6") NARROWING AT THE FRONT TO 2.93 (9'7")

separated into two distinct areas. At the rear is a substantial breakfasting area with French doors opening onto a small private patio. Recessed downlighters. Travertine floor covering throughout the breakfast room and kitchen. The kitchen has been fitted with a range of contemporary units comprising an inset rectangular stainless steel single drainer sink unit with a range of base cupboards, drawers, matching eye level cupboards and polished beech working surfaces. Central island containing the sink unit with integrated dishwasher and a range of drawers beneath. Built-in stainless steel Bosch double oven and four ring gas hob with overhead extractor. Space for large fridge freezer. Double leaf radiator. Recessed downlighters. Lightwell to the front with Upvc windows. Large pull out stainless steel fronted fridge and freezer.

UTILITY ROOM 2.76 X 2.74 (9'0" X 9'0")

with worktops and built-in cupboards housing the electric and gas.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		72	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		70	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



FLOOR PLANS

Not to Scale. For Illustration purposes only.

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