

John N
Hilditch & Co



**LONGRIDGE, 4 TALBOT ROAD,
BOWDON, CHESHIRE, WA14 3JD**

SET IN AN EXTREMELY POPULAR LOCATION A PRETTY FOUR
BEDROOMED TWO BATHROOMED DETACHED HOUSE SITTING IN WELL
TENDED GARDENS NOW IN NEED OF SOME COSMETIC
MODERNISATION.

£825,000

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

Longridge is a pretty Cheshire brick detached house which is now in need of some cosmetic modernisation. The house which is spread over two floors provides fantastic potential for extension or enlargement as many of the houses locally have also seen this type of investment. The accommodation laid out over two floors comprises a storm porch, entrance hallway with downstairs cloakroom, three good sized reception rooms, a breakfast kitchen and utility room, whilst at first floor level leading from a good sized landing with study area is a master bedroom with en-suite, three further double bedroom and a re-fitted family bathroom. Externally is a detached double garage block, ample forecourt parking and the gardens as described overleaf.

This area is characterised by well proportioned detached houses sitting in large plots, many of which have been re-modelled and extended in recent times. The house sits within eyeshot of Bowdon Church and is also handily located for Hale's fashionable village and Altrincham with it's market town centre and Metrolink services into Manchester. The urban motorway network at Junction 6 and 7 of the M56 are close at hand, the Bollin Valley and Green Belt are literally on the doorstep.

DIRECTIONS

From the centre of Hale proceed across the level crossing to the first set of lights. Turn left onto Langham Road and continue for approximately three quarters of a mile, turning left onto Talbot Road where the house will be found on the right hand side.

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

STORM PORCH 2.07 X 1.04 (6'10" X 3'4")

with slate floor and glazed inner door leading to entrance hallway.

ENTRANCE HALLWAY 4.25 X 2.1 (13'11" X 6'11")

central heating radiator. Staircase to first floor. Moulded ceiling cornicing.

DOWNSTAIRS CLOAKROOM 2.24 X 1.42 (7'4" X 4'8")

low level wc. Pedestal wash basin. Central heating radiator.

PRINCIPAL LOUNGE 6.38 X 4.81 (20'11" X 15'9")

the focal point of which is a marble fireplace with carved timber surround. Double doors returning to the formal dining room. Recessed built-in book casing with display area for dvd's etc. Wide double glazed sliding patio doors opening onto the rear garden. French doors opening into a conservatory.

DINING ROOM 4.81 X 3.45 (15'9" X 11'3")

double leaf radiator.

FAMILY ROOM 4.18 X 3.54 (13'8" X 11'7")

double glazed sliding patio doors opening into the conservatory. Archway to breakfast kitchen. Double leaf radiator. Three wall light points. Walk-in storage cupboard. Central heating thermostat.

KITCHEN 5.25 X 3.18 (17'2" X 10'5")

separated into two distinct areas. There is a small breakfasting area with double glazed sliding patio doors opening onto a rear patio and garden. Double leaf radiator. The kitchen is fitted with a range of units comprising inset double bowl sink unit with a range of base cupboards, drawers, matching eye level cupboards, heat resistant work tops and peninsular breakfast bar. Built-in oven, four ring hob with overhead extractor. Dishwasher. Space for fridge freezer. Tiled walls.

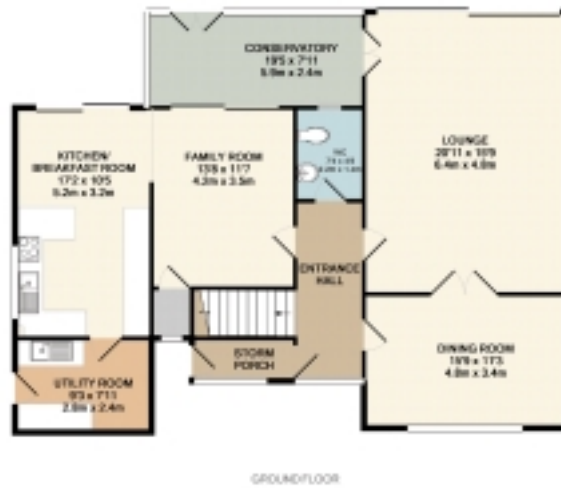
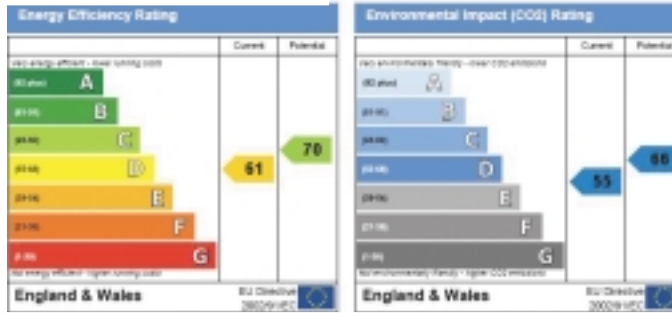
UTILITY ROOM 2.82 X 2.4 (9'3" X 7'11")

quarry tiled floor. Sink unit with base cupboards with matching eye level cupboards. Plumbing and space for washer and dryer. Gas fired central heating boiler. Courtesy door to side and rear garden.

CONSERVATORY 5.93 X 2.4 (19'5" X 7'11")

with French doors returning to the principal lounge. Sliding patio doors returning to the family room and a pair of Upvc French doors opening onto the rear garden.

Address: Longridge, Talbot Road, Bowdon, Cheshire, WA15 3JL
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LONGRIDGE & TALBOT ROAD
 While every attempt has been made to ensure the accuracy of the floor plan information, measurements of all areas, windows, rooms, etc., shown here are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a contract. The plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a contract. The plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a contract.

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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