

John N
Hilditch & Co



**2 MALLORY COURT, BELGRAVE ROAD,
BOWDON, CHESHIRE, WA14 2NP**

OCCUPYING ARGUABLY ONE OF THE BEST LOCATIONS IN BOWDON AND SET IN A SMALL BESPOKE DEVELOPMENT OF TOWN HOUSES A WELL PRESENTED THREE STOREY TOWNHOUSE WITH THE UNDOUBTED BONUS OF A DOUBLE GARAGE AND AMPLE PARKING.

£399,950

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DESCRIPTION

Constructed in the 1970's and occupying arguably one of the best locations in Bowdon, Mallory Court is a small development of townhouses which sit equi distant between Hale and Altrincham. Briefly the gas centrally heated accommodation which is spread over three floors comprises an entrance hallway, good sized lounge and dining area, a refitted kitchen, whilst at first floor level are three bedrooms and a bathroom. At lower ground floor level is an occasional fourth bedroom with a shower room adjacent and this area also in turn provides access to an integral double garage with an electric up and over door.

Enville Road is noted as one of the best locations in Bowdon. It is within walking distance of Altrincham and Hale. Altrincham with its market town centre and regular Metrolink services into Manchester is complemented by Hale with its wide pavements and fashionable restaurants. The airport and urban motorway network are within five to ten minutes drive and the Bollin Valley and Green Belt are on the doorstep.

DIRECTIONS

From the centre of Hale proceed across the level crossing to the first set of traffic lights. Continue straight up Stamford Road turning right onto Enville Road, the development will be found on the corner of Enville Road, Delamer Road and the junction with Belgrave Road.

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 5.82 X 1.67 (19'1" X 5'6") NARROWING TO 1.41 (4'8")

with staircase to lower ground floor and staircase to first floor. Double leaf radiator. Built-in double storage cupboard with sliding doors. Moulded ceiling cornicing.

LOUNGE (REAR) 5.64 X 4.13 (18'6" X 13'6")

with wide semi circular Georgian style small pane bow window overlooking the rear with a tiled window seat. Central heating radiator with its own canopy. Four wall light points. Television point.

DINING ROOM/AREA 3.18 X 2.98 (10'5" X 9'9")

with central heating radiator with its own canopy. Moulded ceiling cornicing.

KITCHEN 3.25 X 3.2 (10'8" X 10'6")

single drainer double bowl stainless steel sink unit with a comprehensive range of base cupboards, drawers, matching eye level cupboards and heat resistant working surfaces. Gas cooker point with tiled area to the rear. Plumbing and space for dishwasher. Space for refrigerator. Tiled walls. Range of floor to ceiling built-in storage cupboards. Recessed downlighters.

NB: THE KITCHEN HAS BEEN REFITTED WITH A RANGE OF CONTEMPORARY SHAKER STYLE UNITS.

Staircase from hallway to lower ground floor.

LOWER GROUND FLOOR

VESTIBULE AREA 2.54 X 1.16 (8'4" X 3'9")

including half flight of stairs.

BEDROOM FOUR/STUDY 2.2 X 2.94 (7'3" X 9'8")

central heating radiator. Ceiling mounted spotlights.

SHOWER ROOM 2.4 X 2.03 (7'11" X 6'8")

inclusive of a walk-in boiler room with a Potterton gas fired central heating combi boiler. The shower room comprises a wall mounted wash basin, low level wc, walk-in shower with thermostatic unit, curtain and rail with complementary floor tiles.

From the lower ground floor vestibule there is internal access to a double garage.

Staircase from hallway to first floor and landing.

FIRST FLOOR & LANDING

LANDING 3.72 X 1.36 (12'2" X 4'6")

with loft access.

BEDROOM ONE (FRONT) 3.32 X 3.85 (10'11" X 12'7")

vanity wash basin. Range of full width wardrobes. Radiator.

BEDROOM TWO (REAR) 4.33 X 3.34 (14'2" X 10'11")

single radiator. Telephone point. Range of full width wardrobes.

BEDROOM THREE (REAR) 3.22 X 2.51 (10'7" X 8'3")

built-in double wardrobe. Central heating radiator.

BATHROOM 2.98 X 2.2 (9'9" X 7'3")

inclusive of an airing cupboard with a lagged copper hot water cylinder. The suite comprises a bidet, low level wc, pedestal wash basin and a single grip panelled bath with telephone style shower attachment all in a fully tiled surround. Central heating radiator/heated towel rail.

EXTERNALLY

DOUBLE GARAGE 6.34 X 4.66 (20'10" X 15'3")

plus a small recess which contains plumbing and space for a washer and dryer. There is an electric up and over roller shutter door, electric light and power. One walk-in storage cupboard.

GARDENS

Mallory Court sits in beautifully tended communal gardens. The front area provides ample on site car parking for residents and visitors and is approached via a gated entrance. To the rear is a further gated entrance providing access to three further mews properties and to the garages that sit underneath these properties. The gardens are well tended, there are a large number of mature shrubs and trees affording an excellent level of privacy from adjacent properties.

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 'F'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



