

*John N*  
**Hilditch & Co**



**16 PRIMROSE COTTAGES, BRICK KILN ROW,  
BOWDON, CHESHIRE, WA14 3EL**

SITTING IN AN EXTREMELY POPULAR LOCATION A BEAUTIFULLY PRESENTED AND SUBSTANTIALLY EXTENDED VICTORIAN COTTAGE WITH THE UNDOUBTED BONUS OF FABULOUS GARDENS TO THE REAR, VIRTUALLY UN-RIVALLED WITHIN THE VICINITY.

**£269,950**

162/164 Ashley Road, Hale, Cheshire WA15 9SF  
Tel: 0161 929 6363 Fax: 0161 929 6333  
Email: [sales@jhilditch.com](mailto:sales@jhilditch.com)

## DESCRIPTION

Thoroughly upgraded and beautifully extended this two bedroomed cottage style Victorian terrace has the undoubted bonus of fabulous gardens to the rear which are virtually un-rivalled in the immediate vicinity. The accommodation which is predominately laid out over two floors comprises an entrance vestibule, magnificent principal living room with fantastic views across the gardens, a breakfast room and refitted kitchen, whilst at first floor level are two double bedrooms, a bathroom with white suite and complementary wall and floor tiling and accessed from the landing is a fully boarded loft area with some limited height yet being ideally suited for a child's playroom/occasional bedroom or study.

This particular area is characterised predominantly by a mixture of Victorian terraces and this particular house has the undoubted bonus of car parking facilities. The area is well served by local amenities being on the border of green belt farmland and Hale's fashionable village lies within five minutes drive as does Altrincham with its busy market town centre and regular Metrolink services into Manchester. The urban motorway network and International Airport are on the doorstep.

## DIRECTIONS

From the centre of Hale proceed across the level crossing to the traffic lights, turn left onto Langham Road and continue for approximately two thirds of a mile, turn left into Vicarage Lane and at the bottom of Vicarage Lane bear left onto Brick Kiln Row where 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

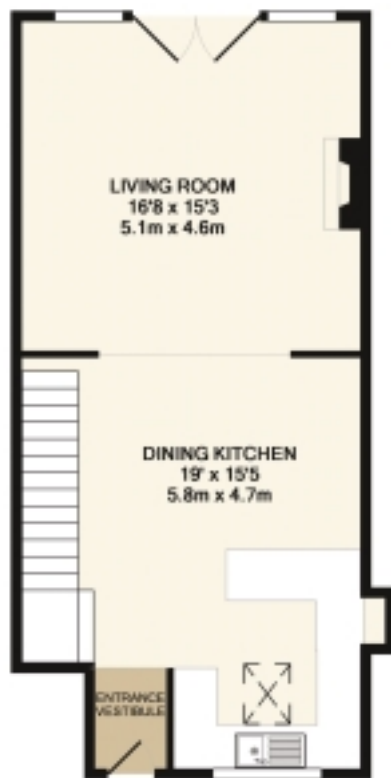
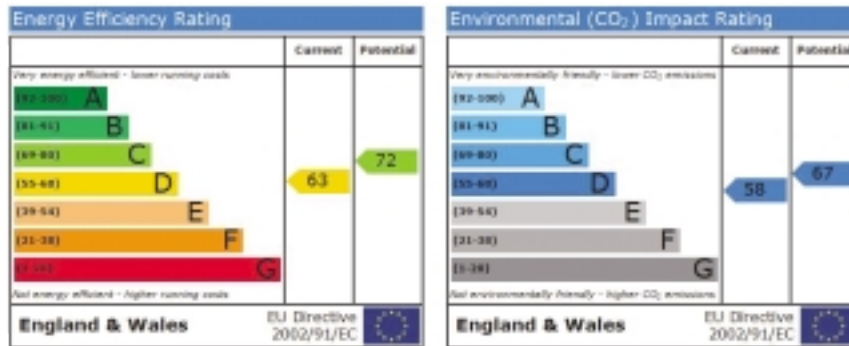
### ENTRANCE VESTIBULE 2.36 X 1.1 (7'9" X 3'7")

with attractive laminate wood floor covering which runs throughout much of the ground floor. Hanging pegs. Roof light with double glazed velux window.

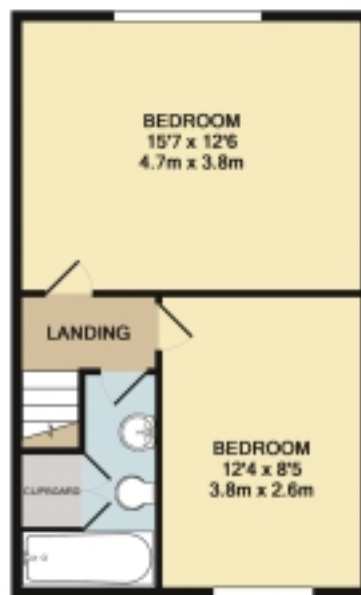
### PRINCIPAL LIVING ROOM (REAR) 5.1 X 4.66 (16'8" X 15'3")

a magnificent entertaining room with fabulous views across the rear garden areas with French doors (Upvc) and picture windows overlooking that area. The focal point of the room is a striking contemporary fireplace with marble inset and hearth incorporating a stone effect gas fire. Television point. Telephone point. Moulded ceiling cornicing. Central heating radiator. Recessed downlighters. Rectangular archway through to dining kitchen.





GROUND FLOOR



1ST FLOOR

**PRIMROSE COTTAGES, BRICK KILN ROW**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

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