



## 24 EATON ROAD | BOWDON

OFFERS OVER £450,000

A well presented late Victorian terraced house retaining much of the original character with private westerly facing gardens to the rear. The superbly proportioned accommodation briefly comprises recessed porch, entrance hall, sitting room with feature fireplace, dining room with cast iron fireplace, Shaker style fitted kitchen with integrated appliances, excellent cellar room with utility area, spacious primary bedroom, further double bedroom and bathroom/WC with separate shower enclosure. Gas fired central heating and timber framed double glazing. Further potential subject to approval. Sought after location.

POSTCODE: WA14 3EH

## DESCRIPTION

Constructed in the latter part of the Victorian era Eaton Road and the surroundings form part of a highly favoured locality containing mainly terraced houses with attractive bay fronted elevations in a traditional style. Typical of the period the interior is enhanced by tall ceilings, coved cornices and fireplaces all of which combined with modern enhancements create a superb home of generous size.

The well presented accommodation benefits from a stunning refitted kitchen with a range of Shaker style units complemented by marble effect work surfaces and integrated appliances. The original sitting room and dining room have been combined to form sought after open plan living space with the focal point of an impressive period style fireplace to the sitting area and cast iron fireplace to the dining area.

A turned spindle balustrade staircase leads to the first floor where two double bedrooms are served by a bathroom fitted with a traditional suite complete with separate shower enclosure and partially panelled walls.

The basement has been redesigned and much improved to create an excellent cellar room with access to a useful laundry/storage area.

Gas fired central heating has been installed and the windows have been replaced with timber framed double glazing. In addition, the loft space provides further potential to create an en suite bedroom, subject to obtaining the appropriate approval.

Externally to the rear there is a walled courtyard with gated access to the garden which is paved for ease of maintenance and ideal for entertaining during the summer months. Importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

The location is ideal being within the catchment area of highly regarded primary and secondary schools including The Bollin Primary School and local shops can be found within easy reach on Vicarage Lane. The property is also well placed for the surrounding network of motorways and the Metrolink Station in Altrincham and train station in Hale provide a commuter service into Manchester.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

Opaque glazed/panelled hardwood front door with matching transom light. Terrazzo tiled floor. External light point.

#### ENTRANCE HALL

Turned spindle balustrade staircase to the first floor. Laminate wood flooring. Radiator.

#### SITTING/DINING ROOM

With clearly defined areas and planned to incorporate:

#### SITTING AREA

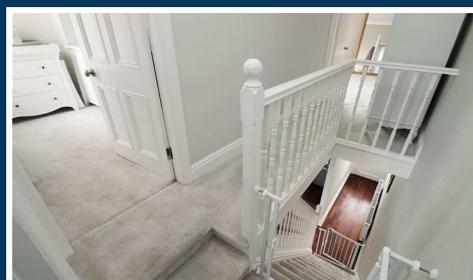
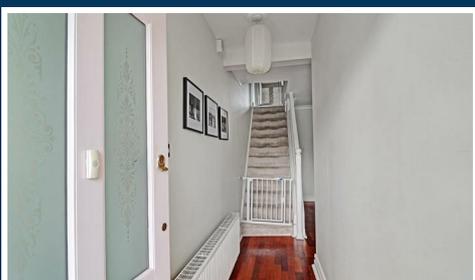
**13'3" x 11'5" (4.04m x 3.48m)**

Period style fireplace surround with cast iron insert and coal effect living flame gas fire with tiled hearth. Fitted media unit and shelving. Timber framed double glazed window to the front. Laminate wood flooring. Coved cornice. Radiator.

#### DINING AREA

**14'10" x 12'8" (4.52m x 3.86m)**

Full height built-in storage cupboards containing shelving. Built-in storage cupboard with shelving above. Cast iron fireplace with tiled hearth. Timber framed double glazed window to the rear. Laminate wood flooring. Radiator.



## KITCHEN

13'6" x 8'6" (4.11m x 2.59m)

Fitted with Shaker style wall and base units beneath marble effect work surfaces and inset composite drainer sink with mixer tap and matching splash-back. Integrated appliances include twin electric fan ovens/grills, four ring gas hob with cooker hood and light above, fridge/freezer and dishwasher. Glazed/panelled hardwood stable door to the side. Timber framed double glazed window to the side. Wood effect herringbone flooring. Recessed LED lighting. Tall contemporary vertical radiator.

## BASEMENT

### CELLAR ROOM

14'10" x 12'4" (4.52m x 3.76m)

Space for an automatic washing machine and tumble dryer alongside a wall mounted gas central heating boiler. Recessed low-voltage lighting. Radiator.

## FIRST FLOOR

### LANDING

Turned spindle balustrade. Coved cornice. Ceiling rose.

### BEDROOM ONE

14'10" x 11'2" (4.52m x 3.40m)

Timber framed double glazed window to the front. Coved cornice. Ceiling rose. Radiator.

### BEDROOM TWO

12'4" x 9'7" (3.76m x 2.92m)

Timber framed double glazed window to the rear. Coved cornice. Radiator.

### BATHROOM/WC

11'7" x 8'8" (3.53m x 2.64m)

Fitted with a traditional white/chrome suite comprising panelled bath with mixer/shower tap, pedestal wash basin and low-level WC. Tiled corner enclosure with thermostatic rain shower plus hand-held attachment. Opaque timber framed double glazed window to the rear. Tile effect flooring. Partially panelled walls. Extractor fan. Tall chrome heated towel rail,

## OUTSIDE

Courtyard garden and paved terrace with allotments beyond and therefore a high degree of privacy.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

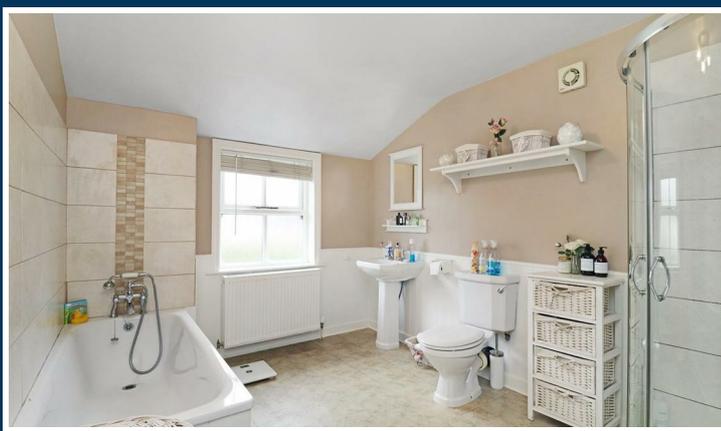
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band C

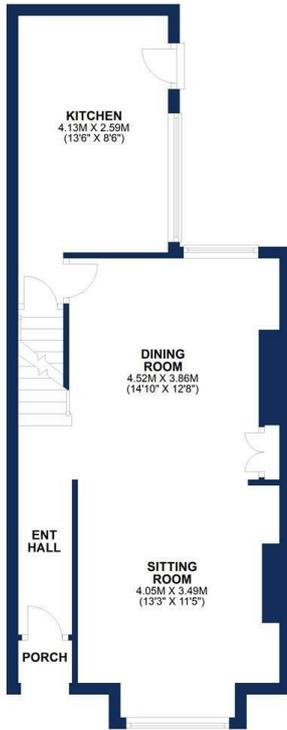
## NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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**GROUND FLOOR**  
APPROX. 47.9 SQ. METRES (515.5 SQ. FEET)

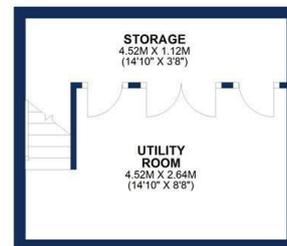


**FIRST FLOOR**  
APPROX. 42.7 SQ. METRES (460.1 SQ. FEET)



**TOTAL FLOOR AREA APPROX.**  
108.1 SQ. METRES (1163.3 SQ. FEET)  
Floorplans For Illustrative Purposes Only

**BASEMENT**  
APPROX. 17.4 SQ. METRES (187.7 SQ. FEET)



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