



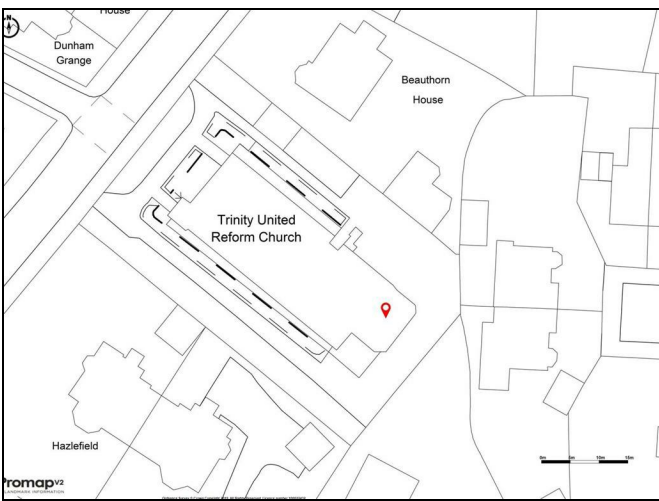
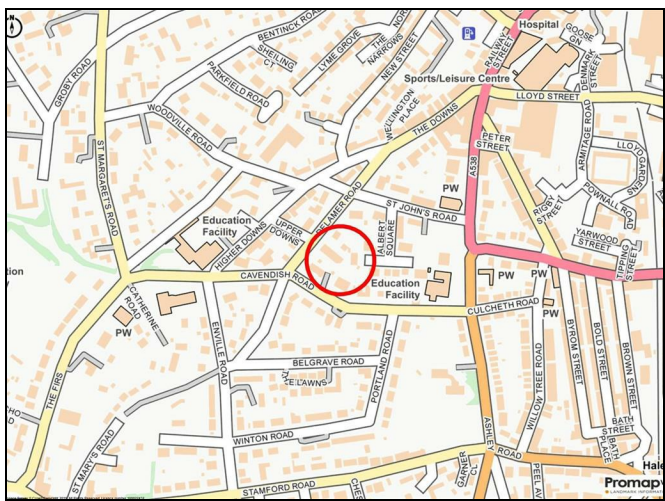
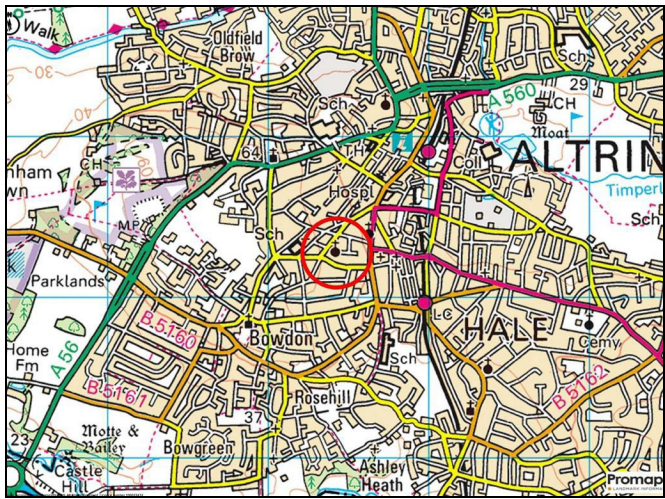
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INDEPENDENT ESTATE AGENTS

# location



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

## 3 Trinity 25, Delamer Road Bowdon, Altrincham, WA14 2NG



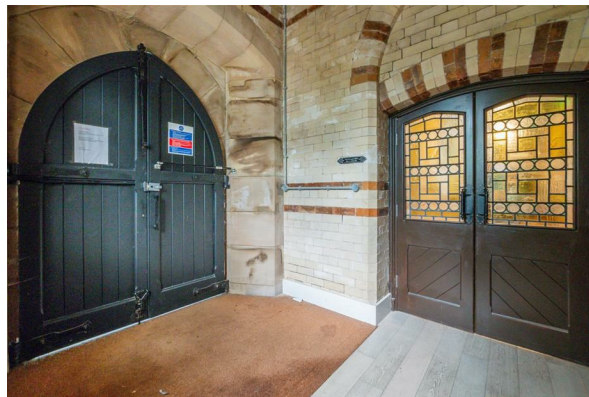
A STUNNING THREE STOREY PROPERTY WITHIN AN AMAZING CHURCH CONVERSION, SUPERBLY LOCATED AT THE TOP OF THE DOWNS, PERFECT FOR THE TOWN CENTRE. 1363sqft.

Hall. WC. Living Room. Superb Live In Dining Kitchen. Utility. Two Double Bedrooms. Two En Suite Showers. Parking for Two Cars. Courtyard Garden

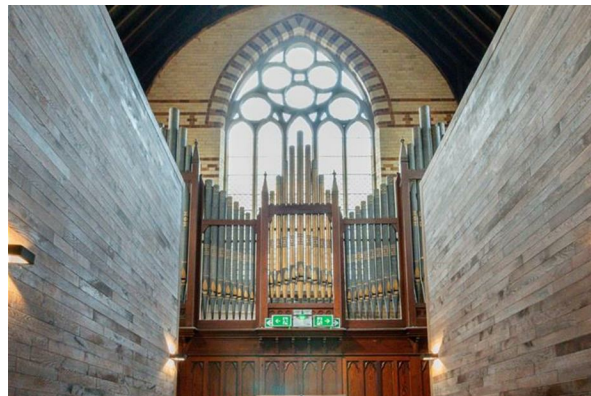
£575,000



# in detail



A stunning Two Bedroom, Two Bathroom property with accommodation arranged over Three Floors extending to approximately 1363 square feet, and set within the remarkable Church conversion that is Trinity, beautifully positioned in the heart of Old Bowdon and within The Downs Conservation Area. As such Altrincham town centre, its facilities, the Metrolink and the popular Market Quarter are on the doorstep.



This unique property and development has been imaginatively designed incorporating the design features of a Church within practical living spaces. As such this particular property enjoys such features as high vaulted ceilings, mezzanine floors and original Church windows.

Appointed to an excellent specification with stunning Kitchen and Bathroom Fittings, the property is perhaps a hybrid between an apartment and a town house with extensive and versatile accommodation which can either be accessed internally through the impressive Communal Hall and entrance areas or privately through French doors via the Courtyard Garden.

The main Ground Floor entrance floor is accessed off the Communal Hall and leads straight into a fantastic open plan Living Room with the stunning ecclesiastical windows which rise through the property.



A staircase from here leads down to the Garden level Lower Ground Floor day to day Living and Dining Room, which is in turn open plan to the stylish Breakfast Kitchen with a range of appliances and a peninsular unit breakfast bar, and a Utility Room off.

From the Living and Dining space there are two sets of French doors leading out to the Courtyard Garden and this can also provide the day to day access into the property.

Also positioned at this floor is the first of the two Double Bedrooms served by a stylish En Suite Shower Room.

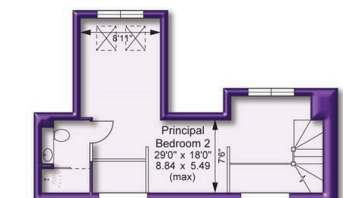
The First Floor houses the Principal Bedroom with space large enough to provide a Dressing Area in addition to the En Suite Shower Room facilities.



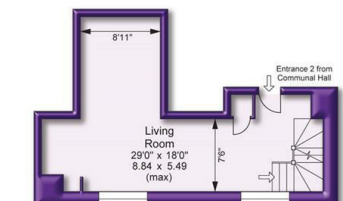
Externally the Trinity development is approached by a Gated Entrance to a private parking area in which there are two reserved parking spaces serving the property. Trinity is surrounded by an attractively laid Communal Garden with number three particularly featuring its own private courtyard garden.

An exceptional high specification property of enormous charm and character in a wonderfully convenient location.

- Leasehold - Term : 999 years from 1 January 2016
- Council Tax Band F

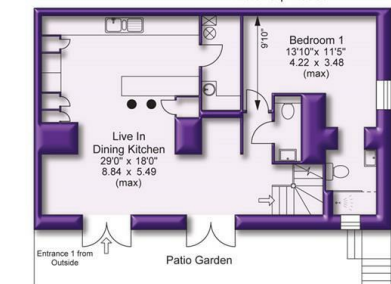


First Floor



Ground Floor

Approx Gross Floor Area = 1363 Sq. Feet  
= 126.6 Sq. Metres



Lower Ground Floor